

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING THE URBAN
RENEWAL PLAN, THE CONDITIONS UNDER WHICH RELOCATION PAYMENTS WILL BE
MADE, AND THE FIXED RELOCATION PAYMENTS SCHEDULE FOR THE SOUTH END
URBAN RENEWAL PROJECT NO MASS. R-56

WHEREAS, in connection with an application of the Boston Redevelopment Authority (hereinafter called the "Authority") to the Housing and Home Finance Agency (hereinafter called the "HHFA") for financial assistance under Title I of the Housing Act of 1949, as amended, in connection with the South End Urban Renewal Project No. Mass. R-56, the approval by the Authority of an Urban Renewal Plan for the Project Area involved in such application (such Area being defined in said Plan text) is required by the Federal Government before it will enter into a Contract for Loan and Grant with the Authority under said Title I;

WHEREAS, the rules and regulations prescribed by the HHFA pursuant to Title I require that the conditions under which the Authority will make relocation payments in connection with the Urban Renewal Project contemplated by the application and, if fixed relocation payments are proposed, a schedule of such payments be officially approved by the Authority;

WHEREAS, a public hearing on the proposed Urban Renewal Plan was, after due and proper notice thereof, held on August 23, 1965 at which time the Authority heard extensive opinions from residents of the Project Area and other persons with respect thereto, and all persons desiring to be heard were so heard;

WHEREAS, the Authority has, from time to time, received reports from members of its staff with respect to the proposed Urban Renewal Plan;

WHEREAS, there was presented to this meeting of the Authority, for its consideration and approval, a copy of the Urban Renewal Plan for the Project Area, dated September 16, 1965 and marked Project No. R-56, which Plan is entitled, "Boston Redevelopment Authority - Urban Renewal Plan - South End Urban Renewal Area"

and consists of 39 pages of text, which are attached hereto, together with 12 maps certified by the Secretary of the Authority to be part of such Plan;

WHEREAS, there was also presented a set of conditions under which the Authority will make relocation payments, which set of conditions is set forth in the Relocation Program attached hereto, and referred to as Code No. R-223 and the Fixed Relocation Payments Schedule found in Section F of Part R-223(1) of such Relocation Program;

WHEREAS, the Urban Renewal Plan and the conditions under which the Authority will make relocation payments and the Fixed Relocation Payments Schedule were reviewed and considered at the meeting;

WHEREAS, the Authority, pursuant to Chapter 652 of the Acts of 1960, has been granted the powers and shall perform the duties conferred on planning boards of cities in Massachusetts by general laws applicable to Boston, including Section 70 of Chapter 41 of the Massachusetts General Laws, and has also been granted the powers and shall perform the duties conferred or imposed by statute or ordinance on the former City of Boston Planning Board;

WHEREAS, the Urban Renewal Plan has been reviewed for conformity with the "1965-1975 General Plan for the City of Boston and the Regional Core" (hereinafter called the "general plan"), which was duly approved by the Authority at its meeting on March 11, 1965, and for consistency with local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements; and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of HHA effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be

subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the Housing Act of 1949, as amended;

NOW, THEREFORE, it is hereby RESOLVED:

(1) That the conditions under which the Authority will make relocation payments are hereby in all respects approved;

(2) That the Fixed Relocation Payments Schedule is hereby in all respects approved;

(3) That the Urban Renewal Plan is based upon a local survey, conforms to the general plan for the locality as a whole and to the workable program for community improvement, and is consistent with the local objectives of the community;

(4) That the South End Urban Renewal Plan is hereby in all respects approved;

(5) That it is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the Project Area;

(6) That the Secretary of the Authority is hereby authorized to reproduce the 12 maps, which are a part of said Plan, and upon appropriate certification thereof by the Secretary, to file the Urban Renewal Plan, consisting of the 39 pages of text and the 12 maps which are reproduced as aforesaid, with the minutes of this meeting and in appropriate recording offices, and such Urban Renewal Plan, with the certification of the Secretary inscribed thereon, shall be conclusively deemed to be the official Urban Renewal Plan of the Authority for the South End Urban Renewal Project;

(7) That the United States of America and the Housing and Home Finance Administrator be, and they hereby are, assured of full compliance by the Authority with regulations of HHFA effectuating Title VI of the Civil Rights Act of 1964.

South End Urban Renewal Plan

RT. REV. MSGR.
FRANCIS J. LALLY
Chairman

STEPHEN E. McCLOSKEY
Vice Chairman

JAMES G. COLBERT
Treasurer

MELVIN J. MASSUCCO
Assistant Treasurer

GEORGE P. CONDAKES
Member

EDWARD J. LOGUE
*Development
Administrator*

JOHN P. McMORROW
*Director of
Administrative
Management*

BOSTON
REDEVELOPMENT
AUTHORITY

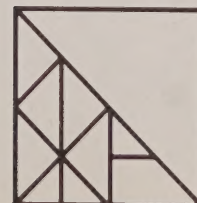


TABLE OF CONTENTS

CHAPTER I: DESCRIPTION OF PROJECT	1
SECTION 101: <i>Project Boundary Map</i>	
SECTION 102: <i>Project Boundary Description</i>	
CHAPTER II: OBJECTIVES	3
SECTION 201: <i>Basic Objectives</i>	
SECTION 202: <i>Planning and Design Concept</i>	
SECTION 203: <i>Planning and Design Objectives</i>	
SECTION 204: <i>Specific Planning and Design Objectives</i>	
CHAPTER III: PROPOSED RENEWAL ACTION	5
SECTION 301: <i>Proposed Types of Renewal Action</i>	
SECTION 302: <i>Clearance and Redevelopment Activities</i>	
SECTION 303: <i>Rehabilitation Activities</i>	
SECTION 304: <i>Public Improvements</i>	
CHAPTER IV: PROPERTY ACQUIRED OR TO BE ACQUIRED	7
SECTION 401: <i>Identification</i>	
SECTION 402: <i>Properties Designated for Acquisition Which May Not Be Acquired</i>	
SECTION 403: <i>Special Conditions</i>	
SECTION 404: <i>Use of Properties Acquired Under Special Conditions</i>	
SECTION 405: <i>Interim Use of Acquired Property</i>	
CHAPTER V: RELOCATION OF FAMILIES AND INDIVIDUALS	9
SECTION 501: <i>Families To Be Displaced</i>	
SECTION 502: <i>Availability of Relocation Housing</i>	
SECTION 503: <i>Method of Relocation</i>	
SECTION 504: <i>Standards for Relocation</i>	
CHAPTER VI: LAND USE, BUILDING REQUIREMENTS, AND OTHER CONTROLS	13
SECTION 601: <i>Proposed Land Use</i>	
SECTION 602: <i>Land Use and Building Requirements (Including Table)</i>	
SECTION 603: <i>General Requirements and Definitions</i>	
SECTION 604: <i>Land Use Provisions, Planning Objectives, and Other Requirements for the Development of Castle Square</i>	
SECTION 605: <i>Alternate Land Uses</i>	
SECTION 606: <i>Excluded Parcels</i>	
SECTION 607: <i>Interpretation</i>	
SECTION 608: <i>Duration of Controls</i>	
CHAPTER VII: DEVELOPER'S OBLIGATIONS	31
SECTION 701: <i>Applicability</i>	
SECTION 702: <i>Compliance with Plan</i>	
SECTION 703: <i>Design Review</i>	
SECTION 704: <i>General Obligations</i>	
SECTION 705: <i>Disposition by Developer</i>	

TABLE OF CONTENTS – Continued

CHAPTER VIII: REHABILITATION	33
SECTION 801: <i>Identification and Applicability</i>	
SECTION 802: <i>General Objectives</i>	
SECTION 803: <i>Planning and Design Objectives</i>	
SECTION 804: <i>Health Objectives</i>	
SECTION 805: <i>Safety Objectives</i>	
SECTION 806: <i>Additional Objectives for Non-Residential Rehabilitation</i>	
SECTION 807: <i>Rehabilitation Standards</i>	
SECTION 808: <i>Inspection and Notice</i>	
SECTION 809: <i>Technical Assistance</i>	
SECTION 810: <i>Property To Be Acquired for Rehabilitation</i>	
CHAPTER IX: ZONE DISTRICT CHANGES	37
SECTION 901: <i>Identification of Changes</i>	
CHAPTER X: RELATION OF PLAN TO LOCAL OBJECTIVES	37
SECTION 1001: <i>Conformity to General Plan</i>	
SECTION 1002: <i>Relationship to Definite Local Objectives</i>	
CHAPTER XI: ANTI-DISCRIMINATION PROVISIONS	37
SECTION 1101: <i>Affirmative Covenant</i>	
SECTION 1102: <i>Compliance with Anti-Discrimination Laws</i>	
CHAPTER XII: MODIFICATION AND TERMINATION	39
SECTION 1201: <i>Amendments</i>	
SECTION 1202: <i>Termination</i>	
EXHIBITS:	
MAP 1: <i>Property</i>	at
MAP 2: <i>Proposed Land Use</i>	back
MAP 3: <i>Reuse Parcels</i>	of
MAP 4: <i>Zone District Changes</i>	the
MAP 5: <i>Proposed Rights-of-Way</i>	brochure

CHAPTER I: DESCRIPTION OF PROJECT

SECTION 101: *Project Boundary Map*

The boundaries of the South End Urban Renewal Project Area shall be shown on Map 1, Property Map, submitted herewith.

SECTION 102: *Project Boundary Description*

The South End Urban Renewal Project Area is bounded and described as follows:

Beginning at the intersection of the centerline of Washington Street and the extended centerline of Dover Street and running southeasterly by the extended centerline and centerline of Dover Street to the northwesterly sideline of the Fitzgerald Expressway;

thence turning and running southwesterly and westerly by the northwesterly and northerly sidelines and the extended northerly sideline of the Fitzgerald and Southeast Expressways to the southwesterly sideline of Southampton Street;

thence turning and running westerly by the southerly sideline of Southampton Street to the easterly sideline of Reading Street;

thence turning and running southerly by the easterly sideline of Reading Street to the northerly sideline of Island Street;

thence turning and running westerly by the northerly sideline and extended northerly sideline of Island Street to a point of intersection between the extended northerly sideline of Island Street and the extended northwesterly sideline of Chadwick Street;

thence turning and running southwesterly by the extended northwesterly sideline and the northwesterly sideline of Chadwick Street to the southwesterly sideline of Carlow Street;

thence turning and running northwesterly by the southwesterly sideline of Carlow Street to the boundary between Parcel 2129 at number 8 Carlow Street, and Parcel 2128 at number 10 Carlow Street;

thence turning and running southwesterly by the southeasterly boundaries of Parcels 2128 at number 10 Carlow Street, 2121 at number 858 Albany Street, and 2120 at number 858 Albany Street, rear, to the southwesterly boundary of Parcel 2120;

thence turning and running northwesterly by the southwest boundary of Parcel 2120 and the southwesterly sideline and extended southwesterly sideline of Aaron Place to the northwesterly sideline of Albany Street;

thence turning and running southwesterly by the northwesterly sideline of Albany Street to the southwesterly sideline of Hunneman Street;

thence turning and running northwesterly by the southwest sideline of Hunneman Street to the southeasterly sideline of Harrison Avenue;

thence turning and running southwesterly by the southeasterly sideline of Harrison Avenue to the extended southwesterly sideline of Treadwell Court;

thence turning and running northwesterly by the extended southwesterly sideline and southwesterly sideline of Treadwell Court to its end;

thence turning and running southwesterly on a line connecting the end of the southwesterly sideline of Treadwell Court to the end of the northeasterly sideline of Lamar Place;

thence turning and running northwesterly by the northeasterly sideline of Lamar Place to the southeasterly sideline of Washington Street;

thence turning and running southwesterly by the southeast sideline of Washington Street to the extended southwesterly sideline of Sterling Street;

thence turning and running northwesterly by the extended southwesterly sideline and southwesterly sideline of Sterling Street to the southeasterly sideline of Warwick Street;

thence turning and running southwesterly by the southeasterly sideline of Warwick Street to the extended southwesterly sideline of Cabot Place;

thence turning and running northwesterly by the extended southwesterly sideline and southwesterly sideline of Cabot Place to the southeasterly sideline of Cabot Street;

thence turning and running southwesterly by the southeasterly sideline of Cabot Street to the southwesterly sideline of Weston Street;

thence turning and running northwesterly by the southwesterly sideline of Weston Street to the southeasterly sideline of Columbus Avenue;

thence turning and running southwesterly by the southeasterly sideline of Columbus Avenue to the extended northeasterly sideline of Ruggles Street;

thence turning and running northwesterly by the extended northeasterly sideline and northeasterly sideline of Ruggles Street to the point of intersection of the extended northeasterly sideline of Ruggles Street and the midline of the right-of-way of the mainline of the New York, New Haven, and Hartford Railroad;

thence turning and running northeasterly by the midline of the right-of-way of the mainline of the New York, New Haven, and Hartford Railroad to the midline of Dartmouth Street;

thence turning and running northerly to the point of intersection with the midline of Dartmouth Street and the southwesterly sideline of the right-of-way of the Boston and Albany Railroad;

thence turning and running southeasterly by the southwesterly sideline of the right-of-way of the Boston and Albany Railroad to the point of intersection with the midline of Washington Street;

thence turning and running southwesterly along the midline of Washington Street to the point of beginning.

CHAPTER II: OBJECTIVES

SECTION 201: *Basic Objectives*

The basic objectives of urban renewal action in the South End Urban Renewal Area are to eliminate severe conditions of blight, deterioration, obsolescence, traffic congestion and incompatible land uses in order thereby to facilitate orderly growth and to achieve neighborhood, industrial, commercial and institutional stability.

Specifically the objectives are to:

- a / Promote and expedite public and private development;
- b / Insure the public health, and safety;
- c / Strengthen the physical pattern of local neighborhood activities;
- d / Provide an economically, socially and racially integrated community;
- e / Provide a framework of environmental conditions better suited to meet the requirements of contemporary living;
- f / Promote the growth of industry, commerce and institutions in appropriate locations; and strengthen and expand the real property tax base of the city.

SECTION 202: *Planning and Design Concept*

The concept for the South End Area is developed from the fact that there are really two major communities in the project — a predominantly residential community and an industrial and medical-institutional community.

The concept is briefly described below:

- a / The non-residential community between Harrison Avenue and the Southeast Expressway, in the main, should be developed in such a way as to provide necessary medical and industrial expansion without destroying the basic fabric of the residential community.
- b / Major traffic generators should be serviced from the existing and proposed expressway systems at the periphery rather than by the east-west street system crossing the residential community.
- c / The residential community should be protected from the blighting influences of expanding institutions and industries. Incompatible non-residential uses should be removed from the residential community so as to improve the residential environment.
- d / The gateways to the South End residential community from South Cove, Back Bay, Fenway and Roxbury communities should be residentially oriented.
- e / Arterial streets should receive a high level of public and private improvements.
- f / A diversity of compatible uses should be encouraged in the center of the South End.

SECTION 203: *Planning and Design Objectives*

Planning and design objectives described below are developed in accordance with the basic concept described in Section 202. These are to:

- a / Improve the quality, condition, and maintenance of existing dwelling structures to a level which achieves decent, safe, and sanitary housing;
- b / Remove the concentrations of deteriorated and deteriorating buildings which depress the physical condition and character of the area, impair the flow of investment and mortgage financing, and restrict adequate insurance coverage;

- c / Protect and expand the city's tax base and arrest the trend of economic decline; and, by stabilizing property values, protect private investment;
- d / Provide, in appropriate areas, new housing units which provide the highest level of amenity, convenience, usefulness, and livability which are within the income requirements of the residents of the community;
- e / Provide new housing specifically designed to meet the needs of the numerous elderly residents in the community;
- f / Provide opportunities for existing commercial establishments to remain in the area and provide better service;
- g / Eliminate incompatible uses;
- h / Reduce the excessive number of liquor licenses;
- i / Provide sites for appropriate community facilities;
- j / Provide appropriate sites for the necessary expansion and reorganization of medical, institutional and industrial facilities;
- k / Improve traffic circulation;
- l / Improve streets, street lighting, utilities and the landscaping of public areas;
- m / Obtain superior architectural and aesthetic quality in the new public and private buildings and open spaces;
- n / Preserve, maintain, and reinforce the positive, unifying and unique qualities of the street patterns, row houses, parks, and squares;
- o / Unite the historically separated communities divided by Northampton Street;
- p / Create a physical framework which will facilitate the formation and execution of programs to cope with social and economic problems in the community.

SECTION 204: Specific Planning and Design Objectives

Specific planning and design and objectives are described in Chapter VI.

CHAPTER III: PROPOSED RENEWAL ACTION

SECTION 301: Proposed Types of Renewal Action

Proposed types of renewal action within the Project Area shall consist of a combination of clearance and redevelopment activities, changes in land use, provision of public improvement and facilities, rights-of-way and utilities changes, zone district changes, and rehabilitation activities.

SECTION 302: Clearance and Redevelopment Activities

Clearance and redevelopment activities will include:

- a / acquisition of real property;
- b / management of acquired property;
- c / relocation of the occupants of acquired property;
- d / clearance of buildings from land;
- e / installation, construction and reconstruction of improvements; and
- f / disposition of land and other property in accordance with the building requirements, land use and other provisions of this Urban Renewal Plan.

5

SECTION 303: Rehabilitation Activities

Rehabilitation activities may include, but are not limited to:

- a / systematic enforcement of rehabilitation standards, set forth in Chapter VIII;
- b / technical assistance;
- c / rehabilitation demonstrations;
- d / acquisition and disposition of real property for rehabilitation in accordance with the land use requirements and rehabilitation standards set forth in the Urban Renewal Plan; and
- e / acquisition, retention, management, rehabilitation, disposition or clearance of real property which is not made to conform to rehabilitation standards set forth in the Urban Renewal Plan.

SECTION 304: Public Improvements

Public improvements will include, as necessary to carry out the provisions of the Urban Renewal Plan, the addition, alteration, abandonment, improvement, extension, reconstruction, construction, and installation of public buildings, open space, rights-of-way, streets, tree planting and landscaping, and such utilities as water, sewers, police and fire communications, traffic signals, and street lighting systems.

The location of public buildings and public open space shall be as shown on Map 2: Proposed Land Use Plan. The location of rights-of-way shall be as shown on Map 5: Proposed Rights-of-way. Street and public utility changes shall conform to the rights-of-way shown on the Proposed Rights-of-Way Map.

CHAPTER IV: PROPERTY ACQUIRED OR TO BE ACQUIRED

SECTION 401: *Identification*

Property acquired or to be acquired by the Boston Redevelopment Authority for clearance and development shall be shown on Map 1: Property Map.

SECTION 402: *Properties Designated for Acquisition which may not be Acquired*

Notwithstanding the provisions of Section 401, properties designated for acquisition for private redevelopment on the Property Map may not be acquired if the following conditions are met:

- a / Within twelve months after the approval of the Urban Renewal Plan by the City Council and the Mayor, the owner or owners of over 50% of the land area of a reuse parcel, as defined in Map 3: Reuse Parcels, submit a proposal which is approved by the Authority and is not inconsistent with the controls and other requirements of this plan, for development or rehabilitation of all or substantially all of the parcel, provided that the proposal may relate to less than substantially all of the parcel if development or rehabilitation of the rest of the parcel would not, in the opinion of the Authority, be rendered infeasible.
- b / Within six months after such acceptance by the Authority of such a proposal, an agreement satisfactory to the Authority binding the owner or owners of all of the property required for accomplishment of the proposal to undertake the development or rehabilitation is executed; and
- c / Within eighteen months after execution of the agreement referred to in (b) above, the development or rehabilitation is completed in accordance with such agreement.

SECTION 403: *Special Conditions*

Property not designated for acquisition as shown on the Property Map may be acquired by the Boston Redevelopment Authority, if such property is not made to conform to the rehabilitation standards set forth in Chapter VIII, and if the procedures set forth in Section 808 are followed. Such an acquisition can be made only upon a finding that the property owner has failed to conform to the rehabilitation standards and that either the property is blighted, decadent, deteriorated or deteriorating, or constitutes a non-conforming, incompatible, or detrimental land use according to the provisions of the Urban Renewal Plan.

In the case of an area between the backs of the buildings or in the interior of blocks, property not designated for acquisition may also be acquired to permit the development and execution of plans which will eliminate and discourage physical deficiencies, the return of blighted or blighting conditions, and contribute, insofar as the area is adaptable to such purposes, toward solutions of deficiencies detrimental to the health, safety, sanitation, and general welfare of the residents.

The following properties not proposed for acquisition are located such that failure to achieve property rehabilitation standards and conforming land uses in accordance with the objectives and requirements of the Urban Renewal Plan would seriously impair the successful completion of the plan in accordance with the stated objectives

and requirements. The properties listed below will be acquired by the Authority if the following conditions are not met:

- a / A proposal satisfactory to the Authority is received within twelve months of the approval of the plan by the Mayor and the City Council.
- b / After execution of a written agreement between the Authority and the owner or owners such rehabilitation is not completed within twenty-four months of said agreement.

298-312 Columbus Avenue	2-12 Savoy Street
195-221 West Newton Street	65 Warwick Street
402-434 Massachusetts Avenue	1682 Washington Street
563-575 Columbus Avenue	5, 7, 13, 17 Yarmouth Street
156 Warren Avenue	89 Northampton Street
167 West Canton Street	891 Harrison Avenue
1230-1284 Washington Street	455-457 Shawmut Avenue
467-497 Harrison Avenue	1887-1899 Washington Street
15-17 Perry Street	

Options for future city purchase at the fair market value at time of exercise of the option will be acquired from the owners of the following properties during execution to insure future utilization of land in conformity with the objectives of the Urban Renewal Plan:

<i>Address</i>	<i>Future Use</i>
7, 9, 11 Medford Court	Playfield
232, 234, 236, 238, 240, 242, 246, 248	"
250, 252, 254 Shawmut Avenue	"
1-6 Briggs Place	"
47, 49, 51, 53 Bradford Street	"
99, 101, 103, 105 West Springfield Street	Hurley School site addition
499, 501, 503, 505, 507 Shawmut Avenue	" " " "
34, 36, 38 Worcester Street	" " " "
10-12 Lenox Street	Playfield

SECTION 404: Use of Property Acquired under Special Conditions

The Boston Redevelopment Authority may clear where necessary; sell or lease for development, renewal, or rehabilitation; or retain for rehabilitation and subsequent disposition all or any portion of the property acquired under the provisions of Section 403. Where such property is sold or leased for development, the Boston Redevelopment Authority shall establish controls relating to land use and building requirements, and such controls shall be consistent with the requirements and controls imposed upon similar property by provisions of the Urban Renewal Plan.

SECTION 405: Interim Use of Acquired Property

The Boston Redevelopment Authority may devote property acquired under the provisions of this plan to temporary use prior to the time such property is needed for redevelopment. Such uses may include, but are not limited to, project office facilities and Anti-Poverty Program uses, rehabilitation demonstration projects, parking, relocation purposes, public transportation, or recreational uses, in accordance with such standards, control, and regulations as the Authority may deem appropriate.

CHAPTER V: RELOCATION OF FAMILIES AND INDIVIDUALS

SECTION 501: *Families to be Displaced*

a / Volume

Approximately 1,730 families and 1,820 single person households reside in clearance sections in the Project Area. Information about the characteristics and housing needs of these households is primarily from family surveys conducted by the Authority in 1961, 1962, and 1963, and closely analyzed on the basis of income, rent-paying ability, age, family, size, expressed preference, and similar factors.

b / Needs

Of the total of 3,550 households, about 2,412 (69%) need one bedroom units or similar housing. Almost three out of every four families are expected to move into private rental housing. One out of five (746) are expected to move into public housing. Nearly two out of every three (2,325) households are eligible for low-rent public housing, but preferences indicate that fewer will desire to relocate in such housing. It is expected that the majority of families who will relocate into public housing are elderly persons.

9

SECTION 502: *Availability of Relocation Housing*

a / Schedule of Availability

A relocation schedule staged over a seven (7) year period will average 500 household moves a year, or about 41 a month, and housing to meet these needs will become available in existing sales and rental opportunities; in units which may be made available under rehabilitation demonstration programs; in new and existing low-rent housing and in new housing construction provided for under the Plan. Because a majority of families interviewed have voiced a preference for remaining in the South End, the relocation program is scheduled so that housing opportunities will be available to meet the demand. For families who desire to move out of the South End, adequate resources exist elsewhere in the Boston area.

b / Private Rental Housing

Existing private rental vacancies typical of the supply in the South End have been located and inspected by the Relocation staff for an early land acquisition area in which relocation is now completed. In 13 months between December 1962-1963, a total of 279 standard units were inspected from a much larger turnover in the South End alone. Turnover of rental vacancies, similar to those found in 1963, would be expected to occur over any period of months during the several stages of project execution.

A standard method for determining the availability of rental units is the analysis by district of utility shut-offs associated with the vacation of units by tenants and their availability for occupancy by new tenants. Such an analysis was made for the Downtown district including the South End for the period January

through August, 1964. During this period, a total of 4,592 unit changes were recorded. This supports the determination that a substantial number of existing rental units in the South End area become and will continue to become available during any given period of time.

Typical availability of private rental vacancies in the City of Boston as a whole are indicated by commercial real estate listings. For example, on February 28, 1965, the Boston Sunday Globe Real Estate Section carried Boston listings for a total of 406 rental units of one to four bedrooms, renting from 60 dollars per month (*gross rent*). This indicates only a portion of turnover in rental housing in the City. Such rental housing in the City has been characterized by net outmigration, resulting in increasing numbers of rental units becoming available from year to year.

Under the Urban Renewal Plan, opportunities are provided within the South End for the construction of up to 2,500 new moderate rental dwelling units. Preference in such housing will be afforded to families and individuals to be relocated.

c / Public Rental Housing

The Boston Housing Authority currently operates 886 dwelling units of various sizes in the South End. They have reported a turnover of up to 100 units of these each year. In the rest of the City of Boston, the Housing Authority operates 13,592 additional units, which for 1964 had approximately 1886 vacancies.

Five hundred new units of public rental housing for elderly persons are proposed in the Plan. In other parts of Boston several hundred units of low rent housing for the elderly are in various stages of development. Preference for such housing, as well as special favorable considerations such as higher income allowances, are given to relocated families and individuals.

d / Private Sales Housing

Existing sales housing opportunities in the South End are indicated by mortgage transactions recorded in the *Appraiser's Weekly* journal. In 1964 there was a turnover of 178 residential structures which ranged from one to four family in size and from 5,000 dollars up in price.

Similarly, in the City of Boston, for a twelve month period there was found to be a substantial supply of sales housing at a variety of prices and sizes. Because of the trend for the City of net outmigration the availability of homes for sale is expected to continue.

e / Rehabilitation Demonstration Housing

Under rehabilitation demonstration programs which can be undertaken by the Authority, up to 100 rehabilitated dwelling units in the South End may be rehabilitated for residential use. Preference in such accommodations will be given to families and individuals to be relocated.

f / Summary of Housing Availability

South End families have expressed their preference for the type of housing they desire. With vacancies in existing private and public housing in the South End, moderate rental construction, units of new elderly and family public housing, and units which can be made available under the demonstration rehabilitation program, the supply should meet the relocation demand.

SECTION 503: Method of Relocation

a / Relocation Staff

The Boston Redevelopment Authority or its contractual agent or agents will employ professionally-trained Relocation Workers and Home-Finders to work in the South End Relocation Program. The Relocation Workers will interview families and individuals to determine their housing needs and will consult with

and aid each household in carrying out a satisfactory plan for relocation.

Home-Finders will locate, inspect and refer standard apartments and houses for rent or sale to families and individuals requesting assistance. Assistance will be offered in renting or leasing, in the purchase of homes, and in procuring mortgage insurance through FHA programs or conventional financing sources.

Eligible families and individuals will receive payments for moving expenses as are permitted under applicable regulations. (*Current maximums are 200 dollars.*)

b / Special Problems

The Authority is cognizant of the difficulties encountered by low income and elderly families and individuals in securing standard and suitable housing accommodations.

The relocation staff, with the cooperation of the Boston Housing Authority, will aid and assist low income families and elderly individuals in applying for and securing vacancies in low rental public housing and housing for the elderly in Boston. The relocation staff, with the cooperation of the Boston Public Welfare Department and other agencies, will advise and assist families and individuals in securing pensions, welfare, and other economic benefits to which they may be entitled.

Home-Finders and Relocation Workers will explain the benefits of FHA housing programs and encourage potential purchasers to utilize the services of the staff to effect home purchase.

The South End Renewal Team, the United South End Settlements, the United Community Services of Metropolitan Boston, Action for Boston Community Development, and community residents have developed a South End Neighborhood Action Program (SNAP) that is in operation at this time. This and existing agency resources will provide improved economic and social services to families and individuals being relocated and to be relocated. Such services will be extended to low income and elderly families and individuals to assist them in relocating and adjusting to the neighborhoods of their choice.

c / Temporary Relocation

Staff effort will be directed to secure satisfactory and permanent moves on the part of families and individuals. If the need arises, temporary accommodations may be found in order to move people out of dangerous or unsafe buildings or dwelling units to permit demolition activity in priority sections, or for other compelling purposes.

SECTION 504: *Standards for Relocation*

a / Ability to Pay

The ability to pay for housing is considered on an individual family basis, taking into account available income, family size and current financial obligations.

For private rental or sales housing, ability to pay twenty-twenty-three percent of family income for gross housing costs is considered a practicable standard, except where unusual conditions exist. This standard is in conformance with accepted practices in the private housing market.

b / Location

The location of housing referred will be related to individual family preferences, within reasonable commuting time and expense for the principal worker of the family to and from his place of employment, and in areas that meet the family's needs for public and commercial facilities.

c / Condition

Housing referred to families will be inspected to assure that it is decent, safe and sanitary standard housing in compliance with applicable codes and ordinances.

CHAPTER VI: LAND USE, BUILDING REQUIREMENTS, AND OTHER CONTROLS

SECTION 601: Proposed Land Use Plan

The use of land in the Project Area is shown on Map 2: Proposed Land Use.

SECTION 602: Land Use and Building Requirements

The use and development of land and improvements thereon in the Project Area shall be in accordance with Table A: Land Use and Building Requirements that follows, and Section 603: General Requirements and Definitions. Footnotes and abbreviations are given at end of Table A.

Reuse Parcel Number

Reuse parcels are located as shown on Map 3: Reuse Parcels.

Permitted Land Uses

In each case, and unless specifically otherwise provided, designation of a particular use includes all accessory and ancillary uses, customarily or reasonably incident to the use specified or to the use on an adjoining parcel.

See Section 605 for provisions relating to alternative land use.

Minimum Setback

Minimum setback shall mean the minimum distance in feet between the reuse parcel line and the closest facade of the building unless specified otherwise.

Height

Height shall mean the vertical distance in feet from the mean grade of the sidewalk at the line of the street or streets on which the building abuts, or a given grade elevation adjoining the building line to the highest point of the roof.

Maximum Net Density

Maximum net density shall mean the number of dwelling units per net acre inclusive of on-site access roads, service drives, automobile parking, play and dwelling service area.

A dwelling unit shall mean a room or group of rooms forming a habitable unit for one family with facilities used or intended to be used for living, sleeping, cooking, and eating.

Minimum Parking Ratio

Minimum parking ratio shall mean the minimum number of car spaces per dwelling unit or the minimum number of car spaces per designated amounts of square feet of gross floor area.

TABLE A: LAND USE AND BUILDING REQUIREMENTS

Reuse Parcel Number	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.)		Max. Net Density	Min. Parking Ratio	Planning & Design Requirements
			Min.	Max.			
1–6	See Specific Design Controls for Castle Square, Chapter VI, Section 604						
7	Institutional	AA	AA	AA	NA	Z	B,C,F
8	Institutional, Commercial, Offices Residential	Tremont Street: 20 Berkeley Street: 50	AA	AA	NA	Z	B,C,F,K,EE
9	Institutional, Commercial	Tremont Street: 20 Parcel PB-1: AA Warren Avenue: 10 Abutting Property: AA	AA	AA	NA	Z	B,C,K
10	Residential — upper floors Commercial — floors 1–3 (1)		80	220 (4)	250	1/d.u. + 1/1200 (2)	B,C,F,D,N,BB
11	Residential — upper floors Commercial — floors 1–3 (1)		100	220 (4)	150	1/d.u. + 1/1200 (2)	B,C,D,F,N,BB
12	Residential: Housing for Elderly or Other Residential Subject to Authority Approval	West Newton: 20 Union Methodist Church: See Planning and Design Reqmts.	70 Elderly 24 Other	140 (4)	AA	Elderly .2/d.u. Other: 1/d.u.	B,C,F,U
14	Residential — upper floors, Commercial — lower floors	Abutting Property: 20 Tremont: 15 Burke: 10	24	40	AA	Z	B,C,D,K
15	Off-Street Parking		AA		NA	NA	B
16	Residential — upper floors Commercial — ground floor (1)	Camden Street: 20 Tremont Street: 20	24	40 (4)	75 (min. 60)	1/d.u. + 1/900 (2)	A,B,C,D,F,K, V,X
17a, b	Residential — upper floors Commercial — ground floor	Z	24	40	40	1/d.u. + 1/900 (2)	A,B,C,D
19a, b	Residential	Abutting Property: 30 West Brookline: 10 Pembroke Street: 10	24	40	45	1/d.u.	A,B,C,F
19c	Residential — upper floors Commercial — ground floor (1)	Parcel P7: 0 Tremont Street: 20	90	120 (4)	40	1/d.u. + Z for other uses	B,C,D,K
20	Commercial	Tremont Street: 20	AA		NA	NA	B,C,K
21, 21a	Residential	Northampton St.: 80	24	40	30	1/d.u.	A,B,C,F
22	Residential (Commercial on ground floor where permitted by Zoning)	Camden Street: 20 Lenox Street: 26 Tremont Street: 20 Abutting Property: 20	24	40	40	1/d.u.	A,B,C,D,F,K, N,V,X

Reuse Parcel Number	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.)		Max. Net Density	Min. Parking Ratio	Planning & Design Requirements
			Min.	Max.			
23	Residential (Commercial on ground floor where permitted by Zoning)	Shawmut Avenue: 20 Tremont Street: 20	24	40	30	1/d.u.	A,B,C,D,F,K, N,V
24	Residential — upper floors, Commercial — ground floor	Abutting Property: Z Tremont Street: 20 Parcel P11: 0	24	40	50	Elderly: 0.2/ d.u. Other: 1/d.u. + 1/500 (2)	A,B,C,D,F,G,K, V,CC
25	Residential	Z	24	40	40	1/d.u.	A,B,C,F
	Residential	Washington St.: 20 Abutting Property: 30	24	40	30	1/d.u.	A,B,C,F,Y
30	Commercial or Office	Z	16	40	NA	Z	B,C
31	Light Industrial, Commercial	P6b: 0 Washington Street: 20	12	40	NA	Z	B,C,S,
32a, b	Institutional, Open Space	NA		NA	NA	NA	B,N,W
32c	Institutional	Savoy Street: 20 Harrison Avenue: 20 Abutting Property: 0 Washington Street: 80	12	40	NA	Z	B,C
33a	Residential — upper floors Commercial — lower floors	Z		AA	AA	AA	B,C,D,DD
33b	Residential	Z	24	40	AA	AA	A,B,C
34	Residential	Abutting Property: 20 East Lenox Street: 40 Washington Street: 20	24	40	40	1/d.u.	A,B,C,F,N,FF
	Light Industrial, Parking	Z	12	40	NA	Z	B
36a	Commercial or Offices (1)	Z	24	40	NA	AA	B,DD
36b	Light Industrial, Parking	Z	12	40	NA	Z	B
37	Light Industrial, Parking	Z	12	40	NA	Z	B
38	Commercial	Harrison Ave.: 20	12	40	NA	Z	B,C,T
41	Light Industrial, Parking	Z	12	40	NA	AA	B
42	Light Industrial, Commercial	Albany Street: 20	12	40	NA	Z	B
44	Commercial	Z	12	24	NA	Z	B
45	Residential	Massachusetts Av.: 20 Albany Street: 40 Northampton St.: 20 Parcel PB15: 40	24	60	45	1/d.u.	A,B,C,F
46a, b, c	Institutional	AA		AA	NA	AA	B,N

Reuse Parcel Number	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.)		Max. Net Density	Min. Parking Ratio	Planning & Design Requirements
			Min.	Max.			
47	Light Industrial	Z	12	40	NA	Z	B
48	Light Industrial	Malden St. Extended: 20 Fitzgerald Expressway: 80 E. Brookline Extended: 20 Albany Street: 30	16	40	NA	AA	B,C
49a, b	Light Industrial	Albany Street: 20 Harrison Avenue: 30	16	60	NA	Z	B
49c	Commercial	Albany Street: 20	16	40	NA	Z	B
50	Light Industrial, Commercial	Parcel P6C: 0 Albany Street: 20	16	40	NA	Z	B
51a, b	Light Industrial	Albany Street: 20	12	40	NA	Z	B
53	Light Industrial, Parking	Z	12	40	NA	AA	B
54	Residential Institutional Commercial	Rear Property Line: 50 Harrison Avenue: (from E. Canton Street to E. Dedham Street) 50 (E. Dedham Street to Malden Street) Z E. Canton Street: 20 Malden Street: 70	60	75 (4)	AA	1/d.u. + 1/900 (2)	B,C,D,F,M
55	Light Industrial	Z	12	40	NA	Z	B
56	Off Street Parking			AA	NA	NA	B
P(1-6, 10, 12-15, 18-20)	Park	NA		NA	NA	NA	M,N
P(7, 8, 11,16)	Public Mall or Plaza	NA		NA	NA	NA	M,N,W
P17, 21	Playground	NA		NA	NA	NA	N,GG
PB1	Playground and Underground Parking	NA		NA	NA	NA	I,N,GG
PB2	Playground	NA		NA	NA	NA	N,GG
PB3	Elementary School and Playground	Dartmouth: 20 Columbus Avenue: 20	12	40	NA	Z	B,C,GG
PB4	Elementary School, Intermediate School, Recreation Building and Playground	Massachusetts Ave.: 40 South End By-Pass: 15 Columbus Avenue: 20	12	40	NA	Z	B,C,O,GG
PB5	Library	W. Newton Street: 20 Tremont Street: 20 Rutland Square: 10	12	40	NA	Z	B,C,P
PB6	Institutional	Upton: 10 Shawmut Ave.: 20 W. Dedham Street: 30	12	40	NA	Z	B,C,Q
	Commercial or Offices		12	40	NA	Z	
	Parking Structure		—	24	NA	NA	
PB7	Residential		24	40	AA	1/d.u.	
	Recreation Institutional	Parcel P-7: 0 Shawmut Avenue: 20	12	40	NA	Z	B,C,J
PB8	Institutional	Z	12	40	NA	Z	B

Reuse Parcel Number	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.)		Max. Net Density	Min. Parking Ratio	Planning & Design Requirements
			Min.	Max.			
PB9	Institutional	Parcel P-21: 0 Washington Street: 20 Ball Street: 20 Shawmut Avenue: 20	12	40	NA	Z	B,R
PB10	Elementary School and Playground	Parcel P-16: 10 Washington Street: 150 Parcel RE-5: 0 Shawmut Avenue: 20	12	40	NA	Z	B,C,J,GG
PB11	Institutional, Commercial, Residential	Z	24	40	AA	Z	B,C
PB12	Elementary School and Playground	Parcel P-17: 0 Washington St.: 60 Waltham St.: 20 Abutting Property: 20	12	40	NA	Z	B,S,GG
PB13a, b, c	Institutional	Z		AA	NA	Z	B,C,GG
PB15	Institutional, Residential	Massachusetts Avenue: 20 Parcel 45: 50 Northampton Street: 20 Harrison Avenue: 20	24	80	40	Z	B,C,F,T
PB16	Institutional	Z		AA	NA	Z	B
R(1, 2, 3, 6, 8, 10, 11)	Residential	Z	24	60	40	Z	B,C (R-1,R-8/ DD also)
R(7, 9, 12b, 13)	Residential, Institutional	Z	24	60	40	Z	A,B,C
RC(1-4, 7-9) R12a	Residential — Upper floors Commercial &/or Offices — Ground floor (1)	Z	24	AA	AA	1/d.u. + 1/900 (2)	A,B,C,D (RC-8,DD also) (R12a,L also)
RC5	Residential — Upper floors Commercial — Lower floors, Tremont St. only	Tremont Street: 20	32	60	AA	1/d.u. + 1/900 (2)	A,B,C,D,K
RC6	Residential — Upper floors Commercial &/or Offices — Ground floor (1)	Z	24	AA	AA	AA	B,C,D
RD(1-12, 14-67)	Residential Rehabilitation (3)	NA		NA	AA	AA	B,E
RD13, 68	Residential or Commercial (1)	NA		NA	AA	AA	B,D,E
RE2	Residential: Housing for Elderly or Other Residential Subject to Authority Approval	Z	32	60	AA	Elderly: 0.2/d.u. Other: 1/d.u.	B,C,F
RE4	Residential: Housing for Elderly or Other	Comet: 30 Northampton-Camden Connection: 20	70	120 (4)	AA	Elderly: 0.2/d.u. Other:	B,C,F,H

Reuse Parcel Number	Permitted Land Uses	Minimum Set-Back (in feet)	Height (in ft.)		Max. Net Density	Min. Parking Ratio	Planning & Design Requirements
			Min.	Max.			
RE4 <i>Continued</i>	Residential Subject to Authority Approval	Shawmut: 20 Abutting Property: 10				1/d.u.	
RE5	Residential: Housing for Elderly or Other Residential Subject to Authority Approval	AA		AA	AA	Elderly: 0.2/d.u. Other: 1/d.u.	B,C
	Institutional	AA		AA	NA	AA	B,C
RE6	Residential: Housing for Elderly or Other Residential Subject to Authority Approval	Abutting Property: 15 Parcel R16: 0 Shawmut Avenue: 20	70	120 (4)	AA	Elderly: 0.2/d.u. Other: 1/d.u.	B,C,J
RE7	Residential: Housing for Elderly or Other Residential Subject to Authority Approval	Wareham Street: 20 Washington Street: 40	Elderly: 70 Other: 24	120 (4) 40	AA	Elderly: 0.2/d.u. Other: 1/d.u.	B,C,F,I
RR(1-32)	Residential (RR-32 also commercial (1)) Park, Residentially Oriented Open Space, Off-Street Parking (RR32: also commercial)	Z		AA	AA	Z	B,DD
				NA	NA	NA	B
X13	Institutional, Light Industrial	Walpole Street: 20 Tremont Street: 20	16	40	NA	Z	B
X26	Residential, Commercial, Institutional	Tremont Street: 20		AA	AA	1/d.u. 1/900 (2)	A,B,C,F,K
X27	Residential	Z		AA	AA	1/d.u.	A,B,C,F,J
X28	Residential	Washington Street: 20		AA	AA	1/d.u.	A,B,C,F,S
X39	Light Industrial, Parking	E. Lenox Street: 20	12	40	NA	AA	B
X40	Light Industrial	Z	12	40	NA	AA	B
X43	Commercial	Albany Street: 20	12	40	NA	Z	B
X52a	Light Industrial, Commercial	Massachusetts Avenue: 20	12	60	NA	AA	B
X52b	Open Space	NA		NA	NA	NA	B

Parcels X-13, X-26, X-27, X-28, X-39, X-40, X-43, X-52a and X-52b shall be partially used for the proposed Inner Belt Right-of-Way. On each parcel any portion not so used shall be used according to the preceding Land Use and Building Requirements.

- Footnotes: (1) Specific commercial uses shall be subject to Authority approval and future uses shall be regulated by disposition agreement.
(2) 50% of dwelling unit parking may be counted for commercial requirements.
(3) Commercial use may be allowed on ground floor where permitted by Zoning, subject to Authority approval.
(4) Height requirements shown are for main residential structure. Ancillary or related structures subject to Authority approval.

Abbreviations: NA: Not applicable
Z: Subject to Zoning Regulations

AA: Subject to Authority Approval
d.u.: Dwelling Unit

Planning and Design Requirements

- A / Whenever possible, a high percentage of the dwelling units on each site shall be for families of more than one individual. Private access and outdoor space (ground or balconies) shall be provided for as many units as possible.
- B / Development shall be consistent and compatible with surrounding development respecting material, form and scale, subject to Authority approval.
- C / Not less than ONE PERCENT of construction costs shall be utilized to provide street furniture, sculpture, pools or other physical amenities to enhance the development. Notwithstanding this provision, landscaping is required, in addition, as stated in Chapter VI, Section 603: General Requirements and Definitions.
- D / Design relationship of ground floor uses to upper floor uses, including separation of entrances, shall be subject to Authority approval.
- E / Subject to the rehabilitation provisions of Chapter VIII of the Urban Renewal Plan.
- F / Recreation and landscaped sitting areas for occupants shall be provided.
- G / A landscaped pedestrian easement in an arcade shall be provided on the existing public right-of-way of Cabot Street. The development shall be related to the proposed new Frederick Douglass Square Plaza, (Parcel P-11).
- H / Landscaped pedestrian easements shall be provided coinciding with the set-back requirements on Shawmut Avenue and the new Northampton-Camden Street connection.
- I / Underground parking in excess of requirements of the site may be provided to serve the surrounding community.
- J / A landscaped pedestrian easement shall be provided coinciding with the set-back requirements on Shawmut Avenue.
- K / A landscaped pedestrian easement shall be provided coinciding with set-back requirements on Tremont Street.
- L / Landscaped pedestrian easements shall be provided coinciding with the set-back requirements on Massachusetts Avenue and Washington Street.
- M / Bus shelters, newsstands, phone booths, street furniture, etc. may be provided where appropriate subject to Authority approval.
- N / Easement for service and emergency vehicles shall be provided when necessary subject to approval by the Authority.
- O / A landscaped pedestrian easement shall be provided to a depth of 20 feet from parcel line along Massachusetts Avenue coinciding with the set-back requirement.
- P / A landscaped pedestrian easement shall be provided coinciding with the set-back requirements on West Newton Street and Tremont Street.
- Q / A landscaped pedestrian easement shall be provided coinciding with the set-back requirement along West Dedham Street.
- R / A landscaped pedestrian easement shall be provided coinciding with set-back requirements on Ball Street.
- S / A landscaped pedestrian easement shall be provided to a depth of 10 feet from the parcel line along Washington Street coinciding with the set-back requirements.
- T / A landscaped pedestrian easement shall be provided to a depth of 10 feet along Harrison Avenue coinciding with the set-back requirements.
- U / Elderly tower shall be set back a minimum of 180 feet from the property line of the Union Methodist Church.
- V / Maximum height of 120 feet is allowed to depth of 100 feet from Tremont Street.
- W / Paving shall be provided subject to Authority approval.
- X / A landscaped pedestrian easement shall be provided to a depth of 10 feet from parcel line along Camden Street coinciding with the set-back requirements.
- Y / A landscaped pedestrian easement shall be provided north from the southern boundary of the existing Camden Street right-of-way.
- BB / A landscaped pedestrian easement shall be provided to a depth of 10 feet coinciding with the required set-back along Dartmouth Street.

- CC / A minimum of 50 units of public housing for the elderly shall be provided for on this site.
- DD / The structures shall be designed so as to connect visually the facades of abutting structures.
- EE / A landscaped pedestrian easement shall be provided in an area bounded by Warren Avenue, Berkeley Street, Tremont Street and the 50 foot setback line from Berkeley Street.
- FF / Landscaped pedestrian easements shall be provided to a depth of 20 feet from East Lenox Street coinciding with the set-back requirements.
- GG / Appropriate recreation equipment will be provided subject to Authority approval.

SECTION 603: General Requirements and Definitions

These definitions, standards, and controls apply to all disposition parcels, unless specifically excepted or otherwise applied.

General Requirements

1 / Maximum Floor Area Ratio

The maximum floor area ratio shall mean the maximum ratio of gross floor area of a structure or group of structures to total parcel area. Floor area ratios may be less than maximum, but in no case may it exceed the Boston Zoning Code.

2 / Vehicular Access

Vehicular access to re-use parcels shall be determined at the time disposition agreements are signed by the Authority and the Developer of the parcel. It is the intent of this plan to provide vehicular access from the rear of re-use parcels or on side streets, or avoiding, where possible, direct access off of major arterials, or cross-town streets.

3 / Parking Areas

Parking areas include all space allocated for vehicular use, including service drives, maneuvering space, and parking spaces, as well as the landscaping requirements contained herein. Where parking spaces are required, 300 square feet shall be allocated per required space, unless specific parking plans are approved by the Authority.

Unless otherwise required, off-street parking spaces shall be provided in a number sufficient to meet the needs of persons employed at or otherwise using the facilities involved.

In determining the appropriateness of parking areas, the following standards will be considered as desirable guidelines:

- a / Single large parking areas are considered undesirable. Several smaller parking areas to meet parking requirements are encouraged. For residential parcels particularly, where several or more parking spaces are required, no single parking area should exceed 15 per cent of the total site.
- b / All parking required in connection with residential development should be within 200 feet of a dwelling unit, and all dwelling units should be within 200 feet of parking.
- c / All open parking areas shall have at least one tree for every twelve parking spaces.
- d / An open parking area in excess of 10 parking spaces shall be visually screened with planting or appropriate fencing along the perimeter.
- e / Access driveways shall be a minimum of 20 feet in width and shall not be obstructed within a height of 14 feet of their surface.
- f / Appropriate night lighting should be provided.

Departures from these guidelines may be permitted upon a demonstration by the developer that the intention of this section is otherwise substantially met. Parking space requirements can be met by either open or covered parking and by parking spaces wholly or partially within the buildings housing the principal uses to which the site is devoted.

4 / Off Street Loading

Developers and owners of all buildings shall demonstrate to the satisfaction of the Authority that the off-street loading needs of the property will be met adequately, or that the lack of such facilities is due to existing conditions, but will not be detrimental to surrounding areas of the Project. The following are guidelines to the off-street loading bay requirements applicable to the uses permitted in the Project Area:

Gross Floor Area (in thousands of square feet)	General Business	General Office	Institu- tional	Transient Housing	Residen- tial
Under 15	0	0	0	0	0
15-50	1	1	1	1	0
50-100	1	1	1	1	0
100-150	2	2	2	2	0
150-300	3	3	3	3	0
300 & over	*	*	*	*	0

* 4 plus 1 for each additional 150,000 square feet or major fraction thereof.

Loading bay requirements are not applicable to parking garages or public parks.

No loading dock shall cause a vehicle using it to interfere with a public right-of-way.

5 / *Open Space*

All open areas must be suitably landscaped so as to provide a visually attractive environment. Where open space is required not more than 80 percent may be paved, and the remainder shall be planted. Trees in the gross number of no less than five per quarter acre of the total open space shall be provided. No area assigned for vehicular use shall be counted as fulfilling open space requirements.

6 / *Storage*

The open air storage of materials, equipment or merchandise, other than automobiles, unless expressly stated, shall not be permitted in any section of the Project Area without written approval by the Authority.

7 / *Other On-Site Improvements*

The appearance of buildings, open space and other improvements in all sites of the Project Area shall be maintained in good repair and in clean, sanitary, and attractive condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures, where appropriate, shall be provided and properly maintained.

8 / *Sign Control*

Signs within the Project Area shall be restricted to the non-animated and non-flashing type, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project beyond the face of the building more than 24 inches. The size, design, location and number of signs shall be approved by the Authority. No signs or advertising shall be placed on the exterior facade on or above the floor level of the third floor of any structure. No sign shall project above the roof of the structure on which it is mounted. Any exceptions to the above controls, or the placement or replacement of any sign during the 40-year duration of this Plan, must be approved by the Authority.

9 / *Exterior Lighting*

Exterior lighting may be used to light doors, entrances, show windows, plazas, parking areas, open spaces and water surfaces. Such lighting shall be located and shielded so as to prevent glare on adjacent properties. No flood lighting of buildings or streets will be permitted except by special approval of the Authority.

10 / *Utilities*

The placement or replacement of all private and public utilities will be underground. Utility easements, when necessary, shall be provided by developer. Easements shall be checked and accepted by the City Department of Public Works.

11 / *Building Construction*

All buildings shall be constructed in full compliance with all state and local laws, ordinances, codes and regulations as amended.

12 / *Provisions for Handicapped People*

All new buildings in the Project Area shall be so designed that persons in wheelchairs can enter and leave and travel about the building in a reasonable manner without undue obstruction.

13 / *Subdivision*

The Authority may subdivide parcels as appropriate, with permitted uses made applicable

to sub-parcels. In the event of subdivision, parking requirements will be divided as appropriate.

DEFINITIONS

Arcade

An area of a building which is open to public access along its entire length.

The Authority

Where used herein refers to the Board of the Boston Redevelopment Authority.

Alternate Land Uses

As used in Sections 603 and 605, those land uses described as "Alternate Land Uses" in Section 602.

SECTION 604: *Land Use Provisions, Planning Objectives, and Other Requirements for the Development of Castle Square.*

PARCEL 1

The principal use of this parcel shall be housing to be constructed under the provisions and spirit of Section 221(d)(3) of the Federal program for housing moderate income families displaced by governmental action. It shall meet the rent and dwelling unit distribution provided herein. Approximately 500 units of 221(d)(3) housing shall be provided and local shopping may be provided at ground level.

Major Design Objectives

- 1 / The development shall be compatible with existing row housing in the South End and shall be related to the community of which it is a part. High rise buildings shall be designed with a respect for the human scale of the original South End community.
- 2 / A maximum number of the larger size dwelling units shall have access to private outdoor space either on the ground or on balconies.
- 3 / Adequate recreation areas for small children and landscaped sitting areas for adults for use of residents shall be provided.
- 4 / Convenient vehicular access shall be provided to the housing. The number of curb cuts in Tremont Street, Dover Street, and Shawmut Avenue shall be held to a minimum.
- 5 / Local shopping shall be designed to produce an attractive street facing both Tremont Street and the new housing on the interior of the parcel. Use of arcades and small shopping courts is encouraged. Roof of the shopping space shall be attractive to the view and should be made available to the residents for appropriate recreational use.
- 6 / Any parking structure shall be designed to be compatible with other buildings on the parcel.

Land Use Controls

PERMITTED USES

Housing and related public and semi-public uses including parking. Local shopping and related uses may be developed along Tremont Street including parking.

NUMBER, SIZE AND DISTRIBUTION OF UNITS

Approximately 500 units of 221(d) (3) housing units shall be provided. No more than 300 of these units may be in elevator structures. The exact number, size, and distribution of dwelling units shall be submitted to the Boston Redevelopment Authority for approval.

HEIGHT AND BUILDING TYPE

Housing along Tremont Street may be provided in elevator buildings, a maximum of seven stories high. The balance of the 221(d) (3) housing units must be in buildings two to four stories high. These must provide a maximum number of individual entries to units. The ideal shopping space shall be one story high and integrated with the housing along Tremont Street.

Any parking structure shall be no more than three stories high (30 feet from grade to top parking level.)

SET-BACK

The set-back along Dover Street shall be 20 feet from the public right-of-way. The set-back from Shawmut Avenue/Tremont Street and Herald Street may be zero, except that in order to prevent traffic hazards the Boston Redevelopment Authority, in its review of

development proposals, may require a minimum set-back at traffic intersections which set-back shall be defined as a triangle with sides of 20 feet along each intersecting street.

SIGNS

Signs shall be suitably integrated with the architectural design of the commercial structures which they identify. No sign shall project above the roof of the commercial structure. No flashing or animated signs shall be permitted. The amount of surface for fixed signs and advertising shall be limited to eight (8) square feet per one hundred (100) square feet of front facade surface of commercial use. The size, design, location and number of signs must be specified in all redevelopment proposals and approved by the Authority.

PARKING

Minimum on-the-ground parking for the 221(d) (3) housing of one car for every two units shall be provided by the Boston Redevelopment Authority. The balance of parking spaces for this housing to provide one space for each unit shall be the responsibility of the developer and may be in a parking structure. In addition to the parking for the housing, one square foot of parking space shall be provided for each one net square foot of commercial space. Parking required for commercial uses may be provided in public parking spaces not required to meet the parking requirements for housing units or in a parking structure. Additional parking spaces for commercial, industrial, and institutional use may be provided in a parking structure within the limitaton of height permitted.

EASEMENTS

An easement for existing utilities in the right-of-way of existing Compton Street shall be maintained. Easements for utilities shall be provided by the developer for new utility lines. Electric power and telephone distribution shall be underground. Easements shall be checked and accepted by the Public Works Department.

DESIGN REVIEW

Site plans, plans and elevations of buildings and building specifications, plans and designs for signs shall be subject to design review and approval of the Boston Redevelopment Authority.

DEVELOPMENT

The developer shall undertake the development of Parcel 1 under a single mortgage utilizing the provisions of Section 221(d) (3).

The developer shall devote not less than ONE PERCENT of construction costs to provide street furniture, sculpture, pools or other physical amenities to enhance the development.

PARCEL 2

The principal use of this parcel shall be housing for the elderly to be constructed by the Boston Housing Authority. Approximately 100 units shall be provided.

Major Design Objectives

- 1 / The development shall be compatible with existing row housing in the South End and shall be related to the community of which it is a part. High rise buildings shall be designed with a respect for the human scale of the original South End community, and shall be coordinated with the design of other high rise buildings to be built in Castle Square.
- 2 / Recreation and landscaped sitting areas for use of residents shall be provided.
- 3 / Convenient vehicular access shall be provided to the housing.

Land Use Controls

PERMITTED USES

Housing and related public and semi-public uses. No parking on the site shall be permitted.

NUMBER, SIZE AND DISTRIBUTION OF UNITS

Approximately ONE HUNDRED units of housing shall be provided.

HEIGHT AND BUILDING TYPE

Housing on the site shall be provided in elevator buildings, a maximum of seven stories high.

SIGNS

The size, design, location and number of any sign must be approved by the Authority.

PARKING

Off-site parking areas adjacent to the parcel shall be publicly provided.

EASEMENTS

Easements for utilities shall be provided by the developer for new utility lines. Electric power and telephone distribution shall be underground. Easements shall be checked and accepted by the Public Works Department.

Easements for public passage under the buildings shall be provided by the developer.

DESIGN REVIEW

Site plans, plans and elevations of buildings and building specifications, plans and designs for signs shall be subject to design review and approval of the Boston Redevelopment Authority.

PARCEL 3

The principal use of this parcel shall be light manufacturing. This use shall be in keeping with the location of this site within the heart of the City. Manufacturing processes should be restricted to those that are relatively noiseless, odorless and smokeless.

Major Design Objectives

- 1 / Architectural Unity — it is highly desirable that all new structures constructed on this site achieve a high level of architectural unity. This may be accomplished through the use of similar materials, roof heights, roof profiles, scale of openings, treatment of details, etc.
- 2 / Parking — it is desirable to locate all parking and loading at an internal site location so that large open expanses of parking and pavement are not visible from the public right-of-way. This is particularly important on Shawmut Avenue.
- 3 / Roofs — roofs shall be organized so that all vents and chimneys and any other projections are architecturally organized and detailed so that they will provide an attractive appearance when viewed from pedestrian level along the public right-of-way and from windows of high buildings in the vicinity.
- 4 / Landscaping — trees and plant material shall be added to the site in appropriate areas and appropriate amounts. This is particularly important in the areas along Shawmut Avenue and those adjacent to church parcels. Planting and attractive fencing shall be provided to screen parking areas from the view of adjacent housing and church sites.
- 5 / Night Lighting — lighting shall be provided to insure the safety of those using the parking lots and pedestrian paths within the parcel. Lighting fixtures shall be shielded to prevent glare to motorists and pedestrians. All fixtures shall be in architectural harmony with the new buildings constructed on the site.
- 6 / Handicapped People — all new buildings in this parcel should be designed, insofar as feasible, so that persons in wheel chairs may enter and leave and travel about the buildings in a reasonable manner without undue obstructions. It is desirable that appropriate entrances and exits for such persons be constructed on all major frontages.

Land Use Controls

PERMITTED USES

Light manufacturing; storage (*enclosed*) and distributive uses; retail except automobile, trailer or scrap; eating and drinking establishments; places of entertainment; offices; related off-street parking and loading.

HEIGHT AND BUILDING TYPE

Buildings shall be designed to be compatible with the adjacent housing and church structures, and landscaping shall be provided.

SET-BACK

None required on Herald Street, Dover Street or Shawmut Avenue except that, in order to prevent traffic hazards, the Boston Redevelopment Authority in its review of development proposals may require a minimum set-back at traffic intersections, which set-back shall be defined as a triangle with sides of 20 feet along each intersecting street. A 16 foot set-back is required from the Washington Street right-of-way. Maximum floor area ratio: 6:0.

SIGNS

Signs shall be restricted to non-flashing and non-animated types, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project above the roof of the structure on which it is mounted. No sign shall project beyond the face of the building more than 24 inches. Sign surface shall be limited to eight (8) square feet per one hundred (100) square feet of front facade surface of the first two floors in that occupancy of the structure. The size, design, location, and number of signs must be specified in all redevelopment proposals and approved by the Authority.

OFF-STREET PARKING

One on-site space for each five employees of industrial and commercial uses. Additional one square foot for each square foot of floor space for retail use or one space for every five persons served at any one time in eating establishments.

OFF-STREET LOADING

All loading bays must be constructed so that no on-street maneuvering is necessary. Access to loading bays shall be limited to Washington Street, Shawmut Avenue and Herald Street. Loading bays shall be provided as required by the applicable zoning ordinance.

EASEMENTS

An easement for existing utilities in the right-of-way of existing Compton Street shall be maintained until completion of Shawmut Avenue utility work.

DEVELOPMENT

The developer shall devote not less than ONE PERCENT of construction costs to provide street furniture, sculpture, pools, landscaping or other physical amenities to enhance the development.

DESIGN REVIEW

Site plans, plans and elevations of buildings and building specifications plans and designs for signs shall be subject to design review and approval of the Boston Redevelopment Authority.

PARCELS 4 AND 5

The principal use of these parcels shall be institutional. It is expected that they shall be devoted to purposes ancillary to the Holy Trinity Church on Shawmut Avenue.

Major Design Objectives

- 1 / Architectural Unity — it is highly desirable that all new structures constructed on these sites achieve a high level of architectural unity with the Holy Trinity Church. This may be accomplished through the use of similar materials, roof heights, roof profiles, scale of openings, treatment of details, etc.
- 2 / Parking — it is desirable to locate all parking at an internal site location so that large open expanses of parking and pavement are not visible from the public right-of-way. This is particularly important on Shawmut Avenue.
- 3 / Roofs — roofs shall be organized so that all vents and chimneys and any other projections are architecturally organized and detailed so that they will provide an attractive appearance when viewed from pedestrian level along the public right-of-way and from windows of high buildings in the vicinity.
- 4 / Landscaping — trees and plant material shall be added to the sites in appropriate areas and appropriate amounts. This is particularly important in the areas along Shawmut Avenue. Planting and attractive fencing shall be provided to screen parking areas from the view of nearby housing developments.
- 5 / Night Lighting
Lighting shall be provided to insure the safety of those using any parking lots or pedestrian paths within the parcel. Lighting fixtures shall be shielded to prevent glare to motorists and pedestrians. All fixtures shall be in architectural harmony with the new buildings constructed on the sites.
- 6 / Handicapped People
All new buildings in these parcels should be designed, insofar as feasible, so that persons in wheel chairs may enter and leave and travel about the buildings in a reasonable manner without undue obstructions. It is desirable that appropriate entrances and exits for such persons be constructed on all major frontages.

Land Use Controls

PERMITTED USES

Institutional and church uses, and uses ancillary thereto; related off-street parking.

HEIGHT AND BUILDING TYPE

Buildings shall be designed to be compatible with the nearby housing and church structures, and landscaping shall be provided. Maximum floor area ratio: 6.0.

SET-BACK

None required, except that, in order to prevent traffic hazards, the Boston Redevelopment Authority in its review of development proposals may require a minimum set-back at an intersection, which set-back shall be defined as a triangle with sides of 20 feet along each intersecting street.

SIGNS

The size, design, and location of any signs must be approved by the Authority.

DEVELOPMENT

The developer shall devote not less than ONE PERCENT of construction costs to provide street furniture, sculpture, pools, landscaping, or other physical amenities to enhance the development.

DESIGN REVIEW

Site plans, plans and elevations of buildings and building specifications, and plans and designs for signs shall be subject to design review and approval of the Boston Redevelopment Authority.

PARCEL 6

The principal use of this parcel shall be public walks, park areas, drives and parking areas.

Major Design Objectives

- 1 / All open areas shall be attractively landscaped to provide a pleasing environment for the residents of Parcels 1 and 2.
- 2 / Adequate recreation areas for small children and sitting areas for adults shall be provided.
- 3 / Paving and landscaping shall be designed to be compatible with paving and landscaping provided on Parcels 1 and 2.
- 4 / All open areas shall be suitably lighted at night for the comfort and safety of the public.

Land Use Controls

PERMITTED USES

Pedestrian walks; park areas; drives and parking areas.

SIGNS

The size, design, and location of any sign must be approved by the Authority.

EASEMENTS

An easement for existing utilities in Compton Street shall be maintained.

DESIGN REVIEW

Plans and specifications for paving, landscaping, and all other improvements shall be subject to design review and approval of the Boston Redevelopment Authority.

Not-to-be-acquired Parcels

The two buildings which lie on excluded parcels, 100 Shawmut Avenue and the Holy Trinity Church building are in good structural condition, are not needed for public improvements, and are or can be made compatible with the requirements and objectives of this section. To the extent that a building is not presently compatible therewith, agreements will be entered into between the Authority and the owner, providing for whatever work is needed to make it so compatible and subjecting the property to the continuing controls of the Plan. Where the owner of such a structure refuses to enter into such an agreement or fails to carry out the required improvements within the time provided in the agreement, the property will be subject to the eminent domain powers of the Authority.

A / 100 SHAWMUT AVENUE

For the existing building:

a / *Permitted uses*: the principal use of this structure shall be light manufacturing. This use shall be in keeping with the location of this site within the heart of the City. Manufacturing processes should be restricted to those that are relatively noiseless, odorless, and smokeless. Uses may include storage (enclosed) and distribution; retail except automobile, trailer or scrap; eating and drinking establishments; offices; related off-street parking and loading.

b / *Building requirements*: all visible facades of the building shall be cleaned, treated, and maintained in such a manner as to make the building compatible with the new developments in Castle Square.

Access for loading and parking shall be from Herald Street only and shall be done off-street.

Signs shall be suitably integrated with the architectural design of the structure. No sign shall project above the roof. No flashing or animated signs shall be permitted. The amount of surface for fixed signs and advertising shall be limited to eight (8) square feet per one hundred (100) square feet of front facade surface at each floor level. The size, design, location and number of signs must be specified in all rehabilitation proposals and approved by the Authority.

Existing parking and loading facilities must be maintained for this purpose. This area must be adequately lighted at night for purposes of safety. However, no lights shall glare into traffic on the abutting streets or into the housing areas in Castle Square. Any changes to the existing structure, affecting the exterior of the structure, shall be subject to design review and approval of the Boston Redevelopment Authority.

All open areas shall be attractively landscaped, and all parking and loading areas shall be screened from the street and from adjacent Church property by appropriate foliage or suitable walls. Parking for visitors to the Holy Trinity Church should be permitted when such facilities are not otherwise in use.

If the existing structure should be destroyed or demolished, the following controls shall apply:

a / *Permitted uses*: light manufacturing; storage (enclosed) and distributive uses; retail except automobile, trailer, or scrap; eating and drinking establishments; places of entertainment; offices; related off-street parking and loading.

b / *Building requirements*: the controls and objectives for Parcel 3, set forth in this section, shall apply.

B / HOLY TRINITY CHURCH

For the existing building:

a / *Permitted uses*: this parcel shall be devoted to institutional uses.

b / *Building requirements*: the existing Church building shall be maintained in good condition.

If the existing structure should be destroyed or demolished, the following controls shall apply:

a / The religious facilities now existing may be rebuilt in a manner acceptable to the Boston Redevelopment Authority after design review.

b / If alternative "a" should prove undesirable or unfeasible, the affected parcels shall become subject to the same controls as in Parcel 3 in this section. However, if Parcels 4 and 5 have already been developed, the land shall be used in such a way as to be compatible with the uses on Parcels 4 and 5. This may include institutional or residential use. Any new building on this site shall be subject to design review and approval by the Boston Redevelopment Authority.

SPECIAL CONDITION UNDER WHICH PROPERTY DESIGNATED FOR DEMOLITION MAY NOT BE DEMOLISHED

1083 Washington Street, a portion of Parcel 3, is presently designated for demolition by the Boston Redevelopment Authority. However, if within six months after

approval by the Authority of this section, the developer of Parcel 3 presents a feasible proposal for the development of Parcel 3 which contemplates the retention of the portion of this property which fronts on Shawmut Avenue, which is approved by the Authority, said portion shall not be demolished. In such event, the following controls shall apply:

Permitted uses:

Shall be the same as those permitted throughout the remainder of Parcel 3.

Building requirements:

All visible facades of the building shall be treated and maintained in such a manner as to make it compatible with the new developments in Castle Square. The Shawmut Avenue facade of the existing structure shall be given extensive treatment in order to make it clean and uniform in design with adjacent new construction. This may be satisfied by pointing and cleaning existing brick or by screening the entire facade with a curtain wall. Other walls of the structure are to be harmonious in either case.

Access for loading and parking shall be from Washington Street only.

Parking and loading facilities shall be expanded to meet adequately the needs of the occupant. Enough space off-street must be allotted in order that the company's fleet of trucks will not have to park on either Washington Street or Shawmut Avenue. All open areas shall be screened with foliage or walls to block views from the street. On Shawmut Avenue, this screen must be integrated with the facade of the structure on Shawmut Avenue.

Signs shall be restricted to non-flashing and non-animated types, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No sign shall project above the roof of the structure on which it is mounted. No sign shall project beyond the face of the building more than 24 inches. Sign surface shall be limited to eight (8) square feet per one hundred (100) square feet of front facade surface of the first two floors in that occupancy of the structure. The size, design, location, and number of signs must be specified in all redevelopment proposals and approved by the Authority.

Parking and loading areas shall be adequately lighted at night for purposes of safety. However, no lights shall glare into traffic on the abutting streets or into the housing areas in Castle Square. All fixtures shall be subject to design review and approval by the Authority.

Existing roofs shall be cleared of debris and maintained in an attractive way, since they can be viewed from the proposed housing.

Any changes in the existing structure, either required above or proposed by the owner or developer, shall be subject to design review and approval of the Boston Redevelopment Authority.

SECTION 605: Alternate Land Uses

Alternate land uses for any of the reuse parcels are subject to Authority approval according to the objectives of the Urban Renewal Plan.

SECTION 606: Excluded Parcels

Excluded parcels are located as shown on Map 3: Reuse Parcels.

Changes in land use in any part or whole of any of the excluded parcels shall conform to the objectives and requirements of the Urban Renewal Plan.

If the existing structures in any excluded parcel are destroyed or demolished, the Authority reserves the right to acquire the parcel and establish further land use and building requirements for the parcel.

Plans for rehabilitation of all excluded parcels contained in this section shall be subject to design review and approval.

In addition to the requirement of design review and Authority approval, rehabilitation requirements stated in Chapter VIII, land use and building requirements for excluded parcels listed below shall be as follows:

A / 270 COLUMBUS AVENUE

785-789 TREMONT STREET

445-447 MASSACHUSETTS AVENUE

It shall be required that all open areas be appropriately landscaped, that outside storage and work areas be screened from public view and that buildings be made compatible with the surrounding area and proposed new development.

B / 533 TREMONT STREET

This parcel containing the National Theater shall be rehabilitated in a manner compatible with the restoration of the historic property on Parcel 9 and new development on Parcel 8. Specific design controls for this parcel shall be established at the time disposition agreements are signed by the Authority and the developers of Parcels 8 and 9.

C / 775-821 COLUMBUS AVENUE

It shall be required that all open areas be appropriately landscaped, that outside storage and work areas be screened from public view and that buildings be made compatible with the surrounding area and new development. In the event that the property is sold, the Authority reserves the right to acquire, at fair market value, the portion of the parcel north of a perpendicular line drawn from Columbus Avenue to the rear lot line from a point at the southernmost part of the Carter Playground. The acquired portion will be sold to the City of Boston, Parks and Recreation Department, as an addition to the Carter Playground.

D / 791 TREMONT STREET

Maximum use shall be made of the courtyard of this building for off-street loading and parking. The exterior of the building on this parcel shall be rehabilitated in a manner compatible with new construction on Parcel 16, landscaping along Tremont Street, and new construction on Parcel RC 7.

E / 53-69 NORTHAMPTON STREET

66-74 NORTHAMPTON STREET

All open areas shall be appropriately landscaped and screened. The building contained on the parcel shall be rehabilitated in a manner compatible with new construction on Parcels 33b, 34, 38, 45, and PB15.

F / 73 WEST CANTON STREET

Because of its crucial location in the South End Center, this parcel containing electrical equipment owned by the Boston Edison Company shall have an architectural screen around the perimeter of the property line hiding the equipment and buildings housing it from public view. The design of the screen shall be subject to Authority review and approval and shall be designed in a manner compatible with new construction on Parcels PB7, 19a, 19b, 19c, P7, R6, and PB6.

G / 20-40 BUCKINGHAM STREET

301-319 COLUMBUS AVENUE

437 COLUMBUS AVENUE

These properties shall be maintained at a level compatible with new construction on adjacent parcels. The roofs of the structures shall be maintained and cleaned of debris, and the use of roof space, air rights, and open spaces as an adjunct to adjacent Parcels shall be negotiated between the owners of the excluded parcels and the Authority in keeping with the objectives of the Urban Renewal Plan.

H / 888-894 TREMONT STREET

950-958 TREMONT STREET

All open areas shall be appropriately landscaped and screened. The buildings shall be rehabilitated in a manner compatible with new construction on Parcels 16, 22, 23.

I / 460 ALBANY STREET

464 ALBANY STREET

It shall be required that all open spaces be appropriately landscaped, that outside storage and work areas be screened from public view and that buildings be made compatible with the surrounding area and new development.

SECTION 607: Interpretation

In the event of any question regarding the meaning or construction of any or all of the standards, controls, or other provisions of this Plan, the interpretation or construction thereof by the Authority shall be final and binding.

SECTION 608: Duration of Controls

The provisions and requirements established in the Plan shall be maintained and in effect for a period of FORTY (40) years from the date of the original approval of the Urban Renewal Plan by the Boston City Council, except for Sections 1101 and 1102, which shall remain in effect for a period of ONE HUNDRED (100) years from said date.

CHAPTER VII: DEVELOPER'S OBLIGATIONS

SECTION 701: *Applicability*

The provisions of this chapter shall apply to all parcels upon their disposition by the Boston Redevelopment Authority and shall be implemented by appropriate covenants and provisions in disposition documents.

SECTION 702: *Compliance with the Plan*

Development of the land in the Project Area shall be made subject to the regulations and controls set forth in the Urban Renewal Plan. The purpose of such regulations and controls is to assure that the renewal and development of land within the Project Area will conform to the planning and design objectives of the Plan. It is therefore the obligation of all developers not only to comply with these regulations or controls but also to familiarize themselves with the overall Urban Renewal Plan and to prepare development proposals which conform to the Plan.

SECTION 703: *Design Review*

All development proposals will be subject to design review, comment and approval by the Boston Redevelopment Authority prior to land disposition and prior to the commencement of construction.

In addition to assuring compliance with the specific controls, regulations and design objectives set forth in this Plan and as more specifically set forth in disposition documents, the Boston Redevelopment Authority shall establish design review procedures and evaluate the quality and appropriateness of development proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents.

SECTION 704: *General Obligations*

The Authority shall obligate redevelopers and purchasers of land in the Project Area, and their successors and assigns, by covenants and conditions running with the land or other appropriate means providing for reasonable action in the event of default or noncompliance by such redevelopers and purchasers:

- 1 / To devote, develop or otherwise use such land only for the purpose and in the manner stated in the Plan;
- 2 / To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion of the Authority are necessary to carry out the purpose and objectives of the Plan and of the relevant provisions of Chapter 121, Massachusetts General Laws;
- 3 / To commence, execute and complete construction and improvements in accordance with reasonable time schedules as determined, agreed on and established by the Authority;
- 4 / Where appropriate to give preference in the selection of tenants for dwelling units or tenants for commercial space built in the Project Area to persons displaced from such area on account of action taken pursuant to this Urban Renewal Plan, who desire to rent such dwelling units or such commercial space and who will be able to pay rents or

prices equal to rents or prices charged other tenants for similar or comparable space built as a part of the same redevelopment.

- 5 / To make adequate provisions for works of art and other amenities in accordance with the policy as established by the Authority.

SECTION 705: Disposition by Developer

The Developer shall not dispose of all or part of his interest within the Project Area without the written consent of the Boston Redevelopment Authority until the full completion by the developer of all improvements required by and in conformity with the terms and conditions of both the Urban Renewal Plan and the land disposition Agreement entered into between the Developer and the Authority. Such consent shall not be granted except under conditions that will prevent speculation, protect the interest of the Boston Redevelopment Authority and the City of Boston, and effect compliance with and achieve the objectives of Chapter 121 and, where applicable, Chapter 121A, of the Massachusetts General Laws, and amendments thereto.

CHAPTER VIII: REHABILITATION

SECTION 801: *Identification and Applicability*

All properties and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1: Property Map, are to be maintained at or brought to a level which achieves a decent standard of safe and sanitary housing and shall be made to conform to the standards in this chapter.

Any property or building which is not maintained at or brought to conformity to said standards may be acquired by the Boston Redevelopment Authority as provided in Chapter IV.

SECTION 802: *General Objectives*

The basic objectives of rehabilitation activity within the project area shall be to secure and maintain all structures and their environment so as to:

- a / prevent the spread, as well as the recurrence of blight and substandard conditions;
- b / restore deteriorating areas and structures to sound condition;
- c / increase and stabilize the economic value of individual properties;
- d / create decent, safe, and sanitary structures providing the greatest degree of amenity, convenience, usefulness, attractiveness, and livability for the occupants and users thereof.

SECTION 803: *Planning and Design Objectives*

The Planning and Design Objectives are to:

- a / Review land uses which will be complementary, and shall not adversely affect each other;
- b / Insure that non-residential uses will not create traffic congestion or other adverse effects;
- c / Regulate non-conforming uses so that they will not produce crowding, noise, odors, air pollution, glare, heat, vibration, dirt, or other effects detrimental to the health, safety and general welfare of the community;
- d / Maintain the physical character of buildings architecturally consistent with the surrounding neighborhood in order to eliminate deteriorating or blighting influences, to encourage neighborhood stability, maintenance of property, and a proper land use as provided in this Urban Renewal Plan. Pursuant to this objective, the unique, unifying, and harmonious predominance of brick facades shall be preserved, and the fronts of structures with such facades shall not be covered with sheathing or siding of any kind or design. All open areas shall be attractively landscaped in order to enhance the character of the neighborhood;
- e / Require that buildings be structurally sound;
- f / Provide adequate off-street parking where appropriate;
- g / Signs shall be consistent with the objectives stated in Chapter VIII, Section 806.

SECTION 804: *Health Objectives*

Sanitary objectives must be attained in order to eliminate conditions which cause disease or which are otherwise detrimental to the public health, safety, and the general welfare of the community. To achieve this all facilities necessary for adequate heat,

light, plumbing and general sanitation must be properly installed and maintained in good working condition. Structural and environmental conditions necessary to provide adequate and healthy living and working space must be maintained in accordance with code requirements specified in Section 807 of this Chapter.

SECTION 805: Safety Objectives

Safety objectives must be achieved to prevent unsafe conditions which might cause injury to persons or damage to property, including adjacent buildings in accordance with code requirements, specified in Section 807 of this Chapter. To achieve this:

- a / Potential fire hazards must be eliminated;
- b / Unsafe conditions in yards and open spaces must be eliminated;
- c / The exterior and interior of structures and all facilities must provide maximum safety; and
- d / Satisfactory means of egress must be provided.

SECTION 806: Additional Objectives for Non-Residential Rehabilitation

In addition to the objectives set forth in Sections 802 through 805, the following objectives shall apply to all non-residential property not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1: Property Map. These objectives are to require:

- a / Commercial, industrial, and other non-residential uses provide adequate off-street parking and loading facilities where appropriate;
- b / Control of noxious by-products;
- c / That the physical character of buildings to remain be architecturally consistent with buildings in the immediate vicinity in order to eliminate deteriorating or blighting influences and to achieve an aesthetically pleasing environment, thereby encouraging neighborhood stability, maintenance of property, and maintenance of proper land uses;
- d / That all open areas be attractively landscaped in order to enhance the character of the neighborhood;
- e / That buildings be structurally sound;
- f / That signs be integrated with the overall structural appearance of the buildings, not adversely affect the general character or appearance of the area and shall be consistent with sign controls specified in Chapter VI, Section 603;
- g / That non-residential uses which are permitted to remain and which abut or are across the street from a residential use place and maintain an appropriate landscaped or architectural screen.

SECTION 807: Rehabilitation Standards

All structures and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1: Property Map, shall be maintained at or made to conform to:

- a / The "Sanitary Code of the Commonwealth of Massachusetts," and revisions and amendments thereto;
- b / The "Building Code of the City of Boston," and revisions and amendments thereto;
- c / The "Fire Prevention Code" of the City of Boston, set out in Chapter 3 of the City Ordinances of 1959, and ratified by Chapter 314, Massachusetts Acts of 1962, and amendments thereto;
- d / The City of Boston Zoning Code, and revisions and amendments thereto;
- e / The Commonwealth of Massachusetts Public Safety Regulations, Chapter 143, and amendments thereto;

- f / The Commonwealth of Massachusetts Innholders and Common Victualers Regulations, as applied to the licensing and maintenance of lodging houses, rooming houses, and hotels; and
- g / All other applicable state and local laws, ordinances, codes, and regulations; provided that, where this plan imposes a greater restriction than is imposed or required by any of the aforesaid, the provisions of this Plan shall prevail; and provided, further, that deviations from such laws, ordinances, codes and regulations may be granted and approved as provided under Chapter 121 and Chapter 121A, Massachusetts General Laws, and amendments thereto and as otherwise provided under such laws, ordinances, codes and regulations where applicable. Failure to set forth herein any provision of any such law, ordinance, code or regulation shall not be deemed to make such provision inapplicable.

SECTION 808: Inspection and Notice

The Boston Redevelopment Authority shall inspect each and every property not designated for acquisition as shown on Map 1: Property Map.

Whenever it has been found on inspection that a residential or nonresidential property or structure does not meet the objectives, standards, and regulations of this Chapter, the Authority shall, within a reasonable period of time after the inspection, give notice of such nonconformance to the owner of said property or structure. Such notice shall be in writing, addressed to the owner and to other persons required to be notified at their last known address, and shall be sent by certified or registered mail.

Such notice shall state why it is being issued; shall specify the respects in which the property fails to meet the objectives, standards, and controls of the Plan; and shall specify what work is required to bring the property into compliance. Such notice may also set a proposed schedule for beginning and completing each part of the work, provided that a reasonable time is allowed for the performance of any act required.

If at the end of such period satisfactory conformance to the standards and objectives of Chapter VIII has not been achieved, the Boston Redevelopment Authority may acquire the property pursuant to Chapter IV, Section 403.

SECTION 809: Technical Assistance

Technical assistance for rehabilitation shall be provided by the Boston Redevelopment Authority for the purpose of developing an awareness and understanding of rehabilitation objectives, standards, requirements and methods; and for the purpose of providing guidance in planning, design, construction, financing and execution of individual rehabilitation activities as necessary to carry out the provisions of this Urban Renewal Plan.

SECTION 810: Property to be Acquired for Rehabilitation

Property to be acquired by the Boston Redevelopment Authority and disposed of for rehabilitation shall be subject to the requirements of this Chapter and Chapter VI of this Plan.

CHAPTER IX: ZONE DISTRICT CHANGES

SECTION 901: *Identification of Changes*

Zone District Changes are shown on Map 4: Zone District Changes.

CHAPTER X: RELATION OF PLAN TO LOCAL OBJECTIVES

SECTION 1001: *Conformity to General Plan*

This Urban Renewal Plan is in conformity with the General Plan for the City of Boston and with its Program for Community Improvements.

SECTION 1002: *Relationship to Definite Local Objectives*

The Urban Renewal Plan is consistent with definite local objectives for appropriate land use, maximum opportunity for rehabilitation, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements set forth in the General Plan for the City of Boston and in the Program for Community Improvement and is based on general planning and design objectives for the Project Area set forth in Chapter II.

37

CHAPTER XI: ANTI-DISCRIMINATION PROVISIONS

SECTION 1101: *Affirmative Covenant*

Every agreement, lease, conveyance, or other instrument by which land in the Project Area is disposed of for uses which may include housing or facilities related to residential use, shall include an affirmative covenant, enforceable by the Boston Redevelopment Authority and by the United States of America, binding on the contractor, lessee, grantee, or other party to such instrument and on the successors in interest to such contractor, lessee, grantee, or other party that there shall be no discrimination upon the basis of race, color, creed, or national origin in the sale, lease or rental or, in the use or occupancy of such land or any improvements erected or to be erected thereon, and the Boston Redevelopment Authority shall take all steps necessary to enforce such covenants and shall not itself discriminate.

SECTION 1102: *Compliance with Anti-Discrimination Laws*

All property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management, or occupancy of real property within the Project Area shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws and amendments thereto and to all other applicable federal, state, and local laws prohibiting discrimination or segregation by reason of race, creed, color, or national origin.

A resolution covering non-discrimination has been approved by the Boston Redevelopment Authority.

CHAPTER XII: MODIFICATION AND TERMINATION

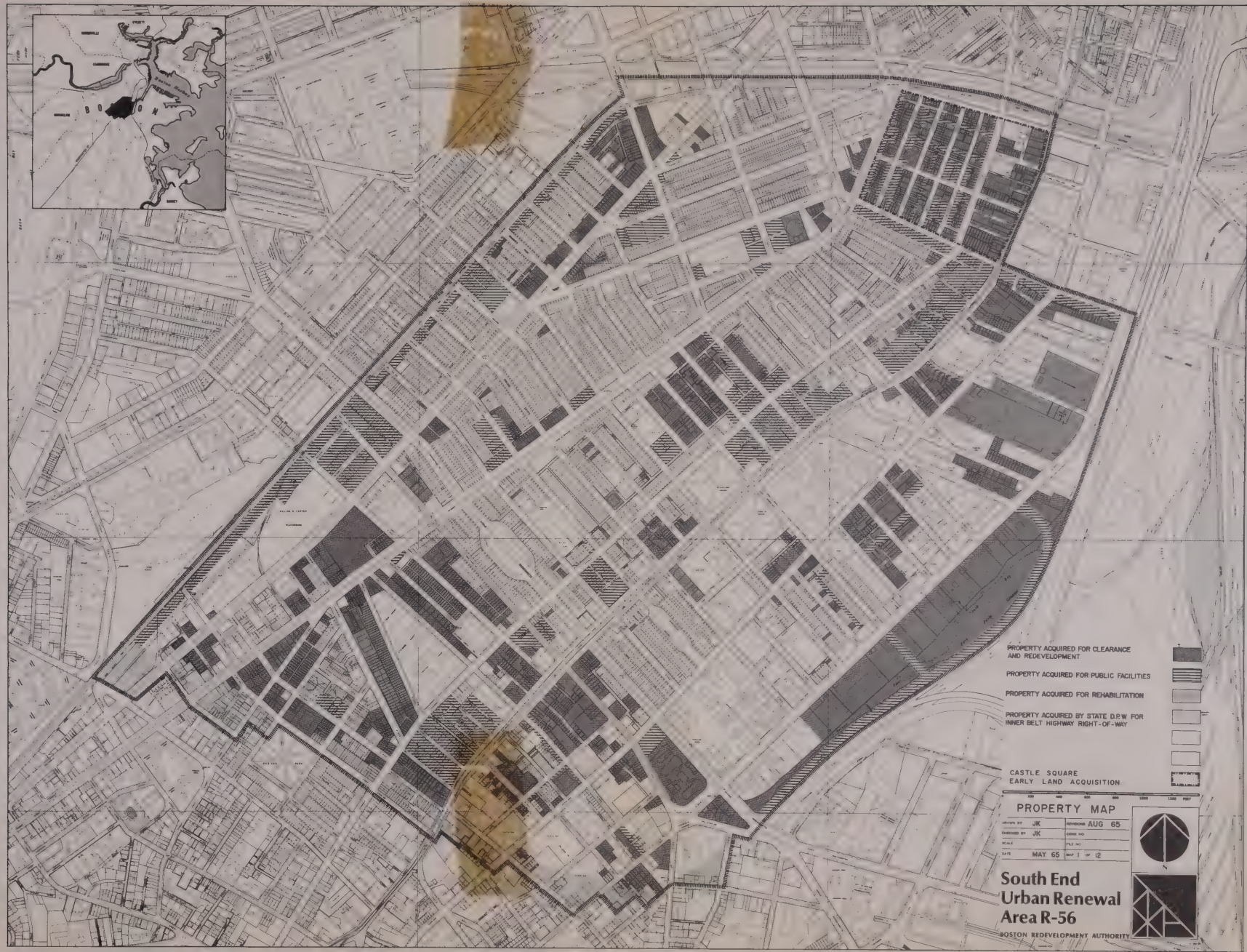
SECTION 1201: Modification

The Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority, provided that, if the general requirements, controls, or restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, the modification is consented to by the redeveloper or redevelopers of such part, or their successors and assigns.

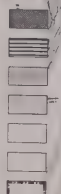
Where proposed modifications will in the reasonable opinion of the Authority, substantially or materially alter or change the Plan, such modifications must also receive the necessary Federal, State and local approvals.

SECTION 1202: Termination

The provisions and requirements established in this Urban Renewal Plan shall be maintained in effect for a period of forty (40) years from the date of the original approval of the Urban Renewal Plan by the City Council and Mayor of the City of Boston, except for sections 1101 and 1102 which shall remain in effect for one hundred (100) years from said date.



- PROPERTY ACQUIRED FOR CLEARANCE AND REDEVELOPMENT
- PROPERTY ACQUIRED FOR PUBLIC FACILITIES
- PROPERTY ACQUIRED FOR REHABILITATION
- PROPERTY ACQUIRED BY STATE D.P.W. FOR INNER BELT HIGHWAY RIGHT-OF-WAY



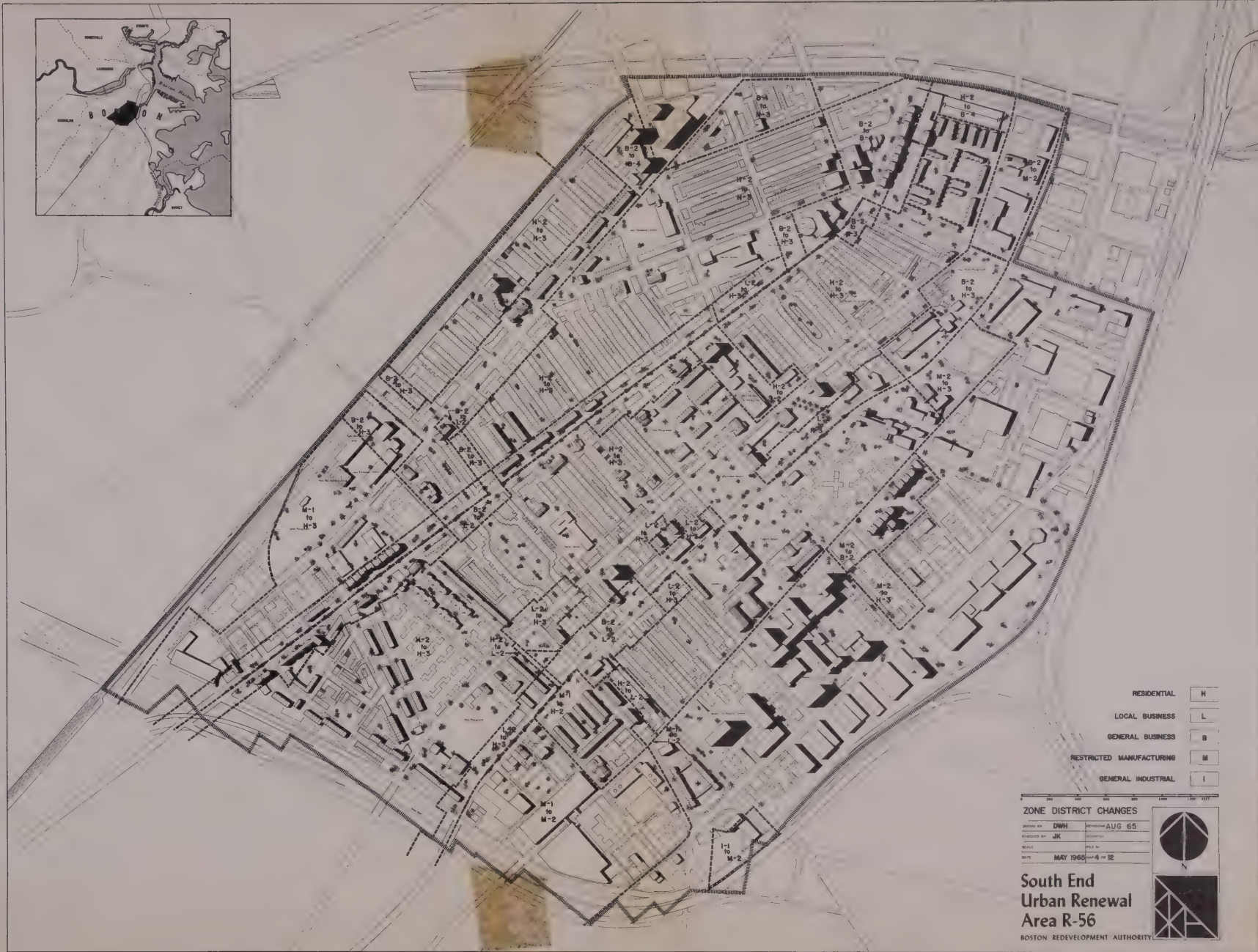
CASTLE SQUARE
EARLY LAND ACQUISITION

PROPERTY MAP	
DRAWN BY JK	REVISION AUG 65
CHECKED BY JK	DATE 10
SCALE	FILE NO.
DATE MAY 65	DAY 1 OF 12

**South End
Urban Renewal
Area R-56**

BOSTON REDEVELOPMENT AUTHORITY





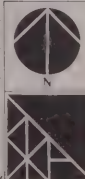
RESIDENTIAL	H
LOCAL BUSINESS	L
GENERAL BUSINESS	B
RESTRICTED MANUFACTURING	M
GENERAL INDUSTRIAL	I

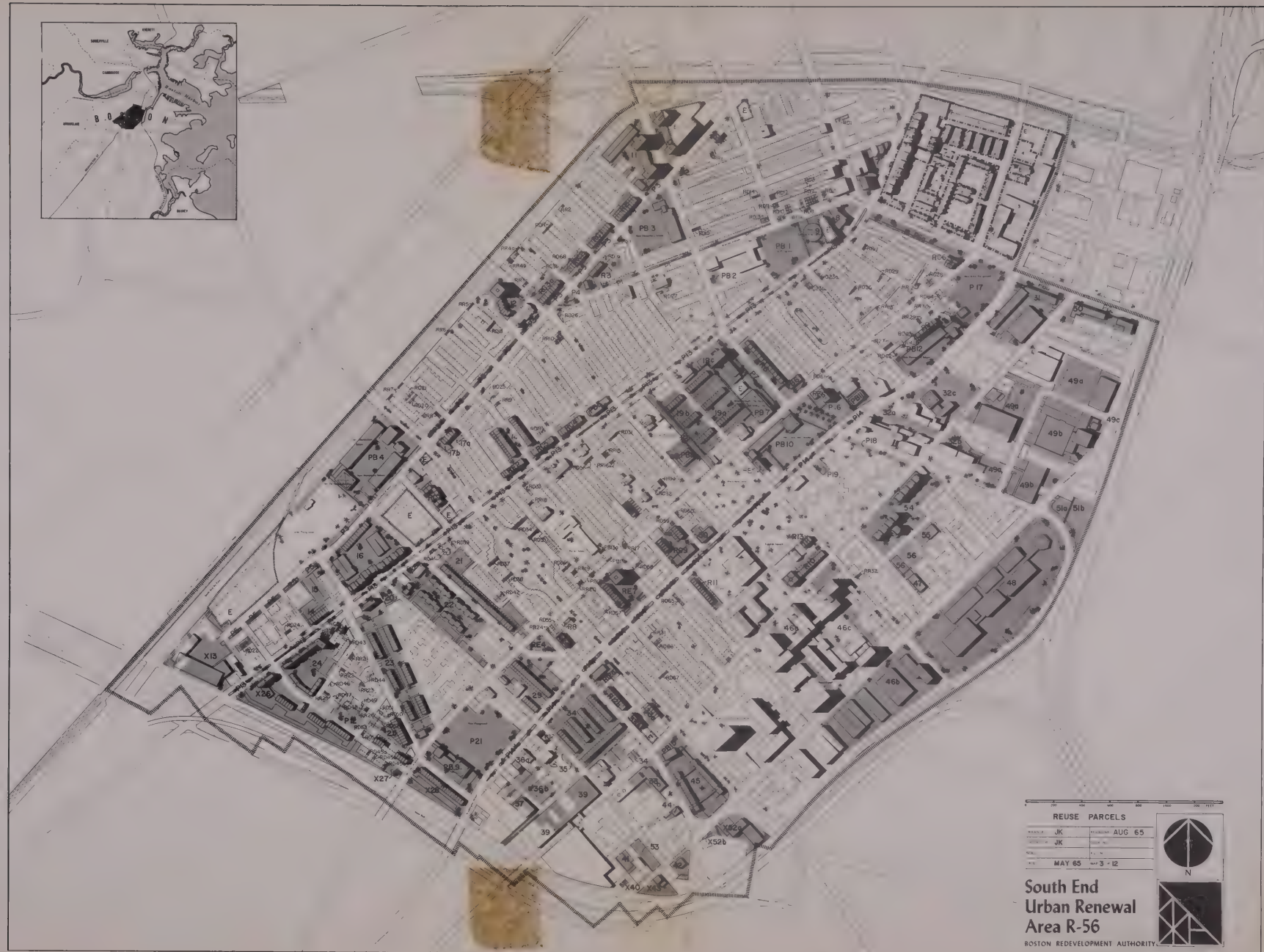
ZONE DISTRICT CHANGES

DESIGNED BY	DWH	APPROVED	AUG 65
CREATED BY	JK	DATE	
SCALE		FILE NO.	
DATE	MAY 1965	OF 12	

**South End
Urban Renewal
Area R-56**

BOSTON REDEVELOPMENT AUTHORITY





REUSE PARCELS

NAME	JK	ISSUE	AUG 65
------	----	-------	--------

JK

MAY 65 MAY 3 - 12

**South End
Urban Renewal
Area R-56**

BOSTON REDEVELOPMENT AUTHORITY





- RESIDENTIAL
- COMMERCIAL
- OPEN SPACE
- INSTITUTIONAL
- INDUSTRIAL



PROPOSED LAND USE

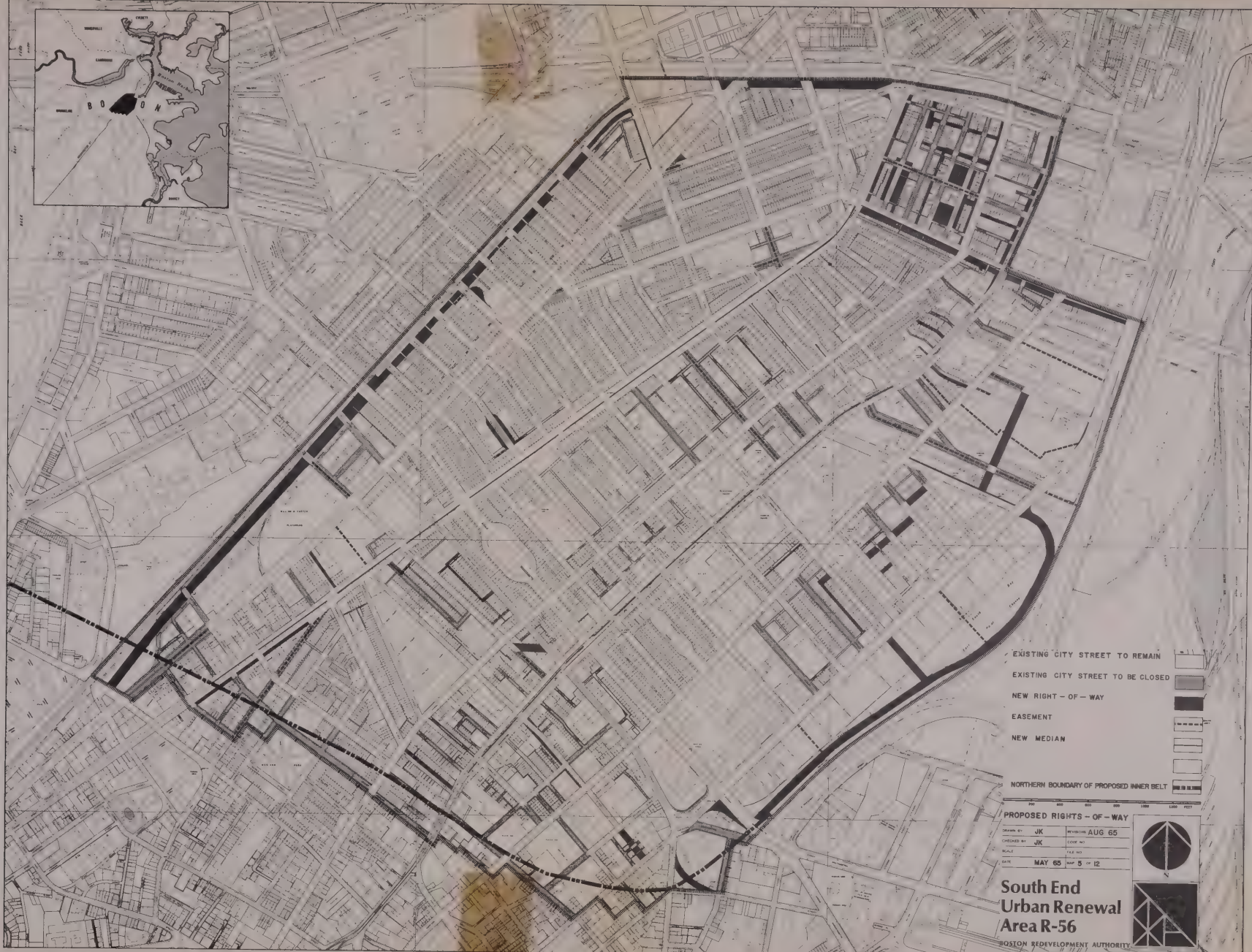
DESIGNED BY DWH
 CHECKED BY JK
 SCALE 1" = 100' 1/2"
 DATE MAY 1965



South End
 Urban Renewal
 Area R-56

BOSTON REDEVELOPMENT AUTHORITY





- EXISTING CITY STREET TO REMAIN
- EXISTING CITY STREET TO BE CLOSED
- NEW RIGHT-OF-WAY
- EASEMENT
- NEW MEDIAN
- NORTHERN BOUNDARY OF PROPOSED INNER BELT

PROPOSED RIGHTS-OF-WAY

DRAWN BY	JK	REVISION	AUG 65
CHECKED BY	JK	DATE	
SCALE	1" = 100'	DATE	
DATE	MAY 65	BY	5 OF 12

**South End
Urban Renewal
Area R-56**

BOSTON REDEVELOPMENT AUTHORITY



RELOCATION REPORT: TABLE OF CONTENTS

R-223(1): RELOCATION PROGRAM

- A. Administrative Organization
- B. Relocation Standards
- C. Proposals for Obtaining Relocation Housing
- D. Relations with Site Occupants
- E. Eviction Policy and Proceedings
- F. Relocation Payments
- G. Services to Business Concerns
- H. Additional State or Local Relocation Requirements

R-223(2): FORM H-6122

R-223(2): STATEMENT ACCOMPANYING FORM H-6122

LETTER FROM BOSTON HOUSING AUTHORITY

R-223(3): PROPOSED INFORMATIONAL STATEMENT

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-56

BINDER NO.

South End Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

RELOCATION REPORT: RELOCATION PROGRAM

CODE NO. R-223(1)

A. Administrative Organization

1. Name of Agency Which Will Administer Relocation Operation
The Boston Redevelopment Authority will be responsible for the relocation program and will consider all means to achieve the goals of the program.
2. Organization of Relocation Staff
Relocation of families and individuals will be the responsibility of the Family Relocation Department of the Authority or its contractual agent. Business relocation, property management, and property maintenance will be carried out by the Operations Department. The site relocation staff will consist of: (a) site office manager; (b) project relocation director; (c) family relocation supervisors; (d) relocation specialists and aides; (e) rehousing specialists, housing coordinator, homefinders and inspectors; (f) relocation coordinator; (g) business relocation specialists; (h) cashiers; (i) accountant; (j) property management officer; (k) property maintenance specialists; (l) maintenance aides; (m) administrative assistant for records; and (n) secretaries and clerk-typists.
3. Staff Functions
The relocation work program will be developed to (a) keep the project area families and businesses informed of their status by means of newsletters, bulletins and other publicity; (b) issue formal letters of information and notification, including notification of the availability and conditions governing relocation payments; (c) interview

and register all project area families and businesses and keep a record of the particular needs of each site occupant; (d) promote and compile satisfactory listings of available standard residential vacancies and available commercial spaces; (e) inspect and refer vacant standard housing units to site occupants in conformity with their needs; (f) work with appropriate public and private health and welfare agencies that provide resources to expedite satisfactory relocation; (g) interview families after relocation to ascertain whether their needs have been adequately met; (h) coordinate property management and site clearance operations with relocation progress; and (i) keep necessary records and reports.

B. Relocation Standards

Each dwelling unit offered for relocation housing will be inspected by a trained housing inspector to establish the fact that the dwelling is safe, decent, and sanitary and that it conforms to the standards of fitness comprising Section 808 of R-213: The Rehabilitation Standards of the South End Urban Renewal Plan, including the State Sanitary Code, Article II, Minimum Standards of Fitness for Human Habitation and to applicable sections of the Building Code of the City of Boston. Each unit shall meet the following standards.

1. Physical Standards

a. Sanitary, heating, ventilating, and lighting facilities.

Each dwelling unit shall meet the following standards and shall have the following facilities for the exclusive use of the family.

The dwelling unit must have:

1. A kitchen sink which is in good working condition and properly connected to city water and sewer systems;
2. Safe and adequate cooking and heating facilities;
3. Adequate and properly connected water heating facilities;

4. Every kitchen sink, lavatory basin and bathtub or shower shall be properly connected with both hot and cold water lines;
5. A room which contains a flush water closet and a lavatory basin in good working condition and properly connected to adequate water and sewer systems; such room shall be well lighted and ventilated (or contain an approved mechanical ventilation system) and shall afford privacy to a person within it;
6. A room which affords privacy to a person within it and which contains a bathtub or shower in good working condition and properly connected to adequate water and sewer systems;
7. Adequate rubbish storage facilities and garbage disposal facilities;
8. Every habitable room shall have at least one window or skylight facing directly to the outdoors and which can easily be opened.

b. Structural conditions.

1. Each dwelling unit shall be structurally sound, in good repair, and shall be adequately maintained.
2. Each unit shall have two safe, unobstructed means of egress leading to safe and open space at ground level.

c. Occupancy.

1. There shall be 150 sq. ft. of floor space for the first occupant in a standard dwelling unit and at least 100 additional sq. ft. of floor space for each additional occupant; floor space to be computed shall be the total habitable room area. Floor space shall be subdivided into sufficient rooms to be adequate for the family.

2. Each room used for sleeping purposes shall contain at least 70 sq. ft. of floor space for one occupant and each room used for sleeping purposes by more than one occupant shall contain at least 50 sq. ft. of floor space for each occupant.
3. There shall be a minimum number of bedrooms for families of various sizes, e.g.:

Size of House-
hold (family) 1 2 3 4 5 6 7 8 9

Bedrooms in House-
hold (family) 1 1-2 2 2-3 3 3-4 4 4-5 5

4. In a rooming unit, every room occupied for sleeping purposes by one occupant shall contain at least 30 sq. ft. of floor space; every room occupied for sleeping purposes by more than one occupant shall contain at least 60 sq. ft. of floor space for each occupant.

d. Non-housekeeping units

Standards for nonhousekeeping units to be occupied by individuals are included in the State Sanitary Code.

2. Standards for Displacee's Ability to Pay

For private rental housing, ability to pay 20 - 23 percent of family income for gross housing costs is considered a practicable standard, except where unusual conditions exist.

The ability to purchase housing shall also be related to family income. With the use of Section 221 of the National Housing Act, and taking into consideration local financing practices, property, taxes, maintenance, utility and operating charges, the following relationships of sales price to income are considered feasible in the Boston area:

<u>Sales Price</u>	<u>Required Income Level</u>
\$ 6,500-10,000	\$4,000-5,000
10,000-14,000	4,000-6,000
14,000 & over	6,000 & over

3. Location Standards

The dwelling unit offered for relocation housing shall be located:

- a. So that the principal worker in the family can reach his place of employment within a reasonable time and at a reasonable commuting expense.
- b. In an area which meets the family's needs for public and commercial facilities.

The relocation staff will consult the Authority's planning staff to ascertain areas scheduled for future clearance in order to avoid any subsequent displacement of the family. Families and individuals finding housing on their own initiative will be encouraged to consult with the relocation staff prior to moving.

4. Temporary Relocation

Temporary relocation will be held to a minimum. Dwelling units which are utilized shall:

- a. Contain sanitary, heating, ventilating and lighting facilities in working order.
- b. be in safe and habitable condition.
- c. be sufficiently large for the family.

If the temporary relocation is made for the convenience of the Authority, the cost of the move will not be charged to the resident's allowable relocation payment. Any other temporary move will be charged against the resident's maximum allowable relocation payment.

C. Proposals for Obtaining Relocation Housing

1. Arrangements made with sources of existing private and public housing for obtaining:

a. Notification of Vacancies

Private Housing

Vacancy listings will be compiled from notifications of vacancies from realtors, newspaper advertisements, mail carriers, utility companies, furniture moving firms, municipal departments and other government agencies preparing such listings, and other informed sources.

Listings by the Federal Housing Administration and the Veterans Administration of acquired properties made available by local FHA and VA offices will be used as a relocation resource, and will be available in the relocation office for site occupants.

Public Housing

A copy of a letter from the Acting Administrator of the Boston Housing Authority is attached as Exhibit A. Liaison between the Family Relocation Department and the Boston Housing Authority will be maintained in order to insure maximum cooperation and effective referral of site families to the Boston Housing Authority. The letter from the Housing Authority indicates that sufficient public low rent housing and housing for the elderly will be available to accommodate eligible displaced families and individuals.

b. Information on size and rent of available units.

Private Housing

Past experience indicates that vacancies available for relocation cover a range of size and rent levels. When the relocation staff learns of or identifies available vacancies, information on the size and rent or sales price of the dwelling units will be obtained. Rehousing specialists on the relocation staff will then inspect the units to determine whether or not they are decent, safe and sanitary, and to obtain information

on size and rent of the vacant units. This information will be made available to families and individuals in accordance with their specific housing needs. Listings will not include vacancies in housing units which are scheduled for clearance under a Title I project in planning or execution or by other governmental activity.

Public Housing

The dwelling units managed by the Boston Housing Authority range from one-bedroom to five-bedroom units. The turnover and vacancy rates are highest in the two- and three-bedroom units.

Monthly rent for public housing units is based upon income and family size. The minimum rent for the Federal Program (general program) is \$45.00 per month.

c. Admission preference for referred families.

Displaced eligible families will be given preference in admission to public housing units.

The Special Income Admission Limits for public housing for families displaced by governmental action are:

<u>Family Composition</u>	<u>Special Admission Limits</u> (Net income after exemptions)
1 - 2 persons	\$4,500 per annum
3 - 4 persons	4,750 per annum
5 - 6 persons	5,125 per annum
7 or more persons	5,500 per annum

2. Adequacy of supply of existing housing expected to become available during the displacement period.

In order to estimate availability of local housing, many factors must be considered. In terms of housing supply, these factors include the rate of new construction, the conversion rate, withdrawal and demolition rates, and the turnover of existing housing and population decline.

On the demand side, pertinent factors include the total relocation needs from all governmental projects, family formation, increased real income, availability of credit, and other demand factors.

Estimates of local housing resources, based on the above considerations, do not show any deficit of available housing to be used as relocation housing for residents during the displacement period (See Form H-6122.)

The rehousing staff will assist families and individuals desiring and able to purchase housing to locate housing and to utilize FHA mortgage insurance under Section 221, or other sections of the National Housing Act, as well as other sales housing programs and types of mortgages, where possible.

3. Adequacy of supply of standard housing for low-income families and proposals for special rehousing problems.

It is expected that the supply of public and private housing will be sufficient to meet the requirements of low-income families.

Chapter 197 of the Acts of 1963, Commonwealth of Massachusetts, now prohibits discrimination in all housing except owner-occupied, two family structures. In order to facilitate housing for families and individuals who are members of minority groups, the Authority is cooperating with fair housing organizations and other groups to assure adequate opportunity to obtain satisfactory rehousing for such site occupants.

Families and individuals with special rehousing problems, including large families with low income, elderly or handicapped individuals, or families with elderly or handicapped members, will receive special attention from trained relocation and rehousing specialists. The implementation of the recommendations of the comprehensive relocation program prepared by Management Services Associates, Inc., of New York City, will assure the availability of community resources to aid in rehousing such families and individuals.

D. Relations with Site Occupants

1. Development of an Informational Program

The Redevelopment Authority has implemented an informational program for the project area. All families, individuals and business concerns to be displaced will receive no later than at the time of City Council approval of the South End Urban Renewal Plan, informational material which describes the proposed project and indicates the proposed boundaries, outlines the relocation services and aids to be available upon execution of a contract for Loan and Grant, and indicates the availability of Relocation Payments including the types of payments and the general eligibility criteria for residential and nonresidential occupants. Residents to be displaced will also be invited to meetings where the objectives of the urban renewal program will be outlined, existing conditions in the project area reviewed; renewal plans for the area and the impact of these plans in terms of required displacement of families, individuals, and business will be discussed and relocation and rehousing proposals outlined in detail. These informational meetings will be continued as required to deal with the unique concerns of families, single persons, and business units who are to be relocated.

The informational program will include the preparation and distribution of monthly newsletters, special bulletins and other material designed to keep residents of the project area informed of current developments in the renewal program generally, and of the availability of relocation assistance.

2. Interviews with Site Occupants

A sample survey of families and individuals whose living accommodations are to be acquired was conducted in 1961. On or about the time of acquisition of property, interviews with all residents will be conducted and each site occupant household will be informed:

- 1) that the Redevelopment Authority has acquired the property by eminent domain on said date;
- 2) of the reason for the acquisition;
- 3) of the Authority's basic objectives and policies with respect to relocation;
- 4) of the Authority's legal responsibility and obligations on relocation and services and aids available, including relocation payments;
- 5) of the availability of information concerning FHA mortgages and mortgage insurance.
- 6) of the availability of FHA and VA acquired properties as a relocation resource and of listings of such properties at the site office;
- 7) of the opening of a project office for official contacts, assistance and information, and the name of the person in charge, the address, and the hours of business;
- 8) that they will not be required to move, except for cause, or except on a temporary basis, until given an opportunity to obtain standard housing;
- 9) of the obligation of the family or individual to pay use and occupancy charges to the Authority and of other responsibilities and obligations;
- 10) of the eviction policy of the Authority.

An informational booklet or statement will be given to each site occupant household at the time of taking, outlining the pertinent facts in a simple, easy-to-read fashion.

The booklet or statement will also contain a brief guide to families seeking their own accommodations as to what constitutes decent, safe and sanitary housing.

3. General location and approximate business hours of the project office

The project office will be located within the project area and will be open for relocation purposes from 9:00 a.m. to 5:00 p.m. five days a week; evening and Saturday hours will be arranged as needed.

4. Referrals to cooperating real estate firms and the Housing Authority

Site occupants will be referred to private real estate firms, landlords, builders, etc., after housing units have been inspected and approved by a rehousing specialist or inspector on the Rehousing staff.

5. Inspection of relocation housing

All relocation housing, except public housing, FHA and VA approved housing, will be inspected, including that of self-relocated families. If families have moved to sub-standard housing, they will be considered as temporarily relocated and will be urged to take advantage of the resources located by the homefinders and housing inspectors in obtaining standard accommodations.

If the family declines the offer of a standard dwelling unit and relocates into a unit that does not meet code requirements, the matter will be referred to the appropriate code enforcement agency with the objective of bringing the unit into conformity with code requirements.

6. Tracing of families who have left without leaving a new address

The relocation staff will attempt to trace families who have disappeared from the project area by using available sources for locating them; i.e., employers, school and car registrations, social agencies, telephone and utility records. When families cannot be found after a two-month period, they will be dropped from the work load.

7. Referral to social agency of families requiring assistance

Families requiring assistance of a special nature will be offered the services of qualified relocation workers on the relocation staff. Arrangements for referring families or single persons requiring long-term assistance to appropriate social agencies and organizations will be made as part of the comprehensive relocation program and as part of the South End Community Action (poverty) Program.

8. Assistance to prospective home buyers in obtaining mortgage financing

Information about Section 221 and other FHA mortgage insurance programs and other mortgage financing programs will be given to families who desire and are able to purchase housing. Assistance will be given by the staff to families applying for mortgages and mortgage insurance through FHA. FHA Form 3476, Certificate of Eligibility Under Section 221 of the National Housing Act, will be provided to those families who are interested in sales housing.

E. Eviction Policy and Proceedings of the Boston Redevelopment Authority

The Authority will make all possible efforts to avoid the eviction of any family from the project area. Eviction proceedings shall be instituted only against families who:

- 1) are financially able to and refuse to pay use and occupancy charges to the Authority;
- 2) maintain a nuisance or use the premises for illegal purposes;
- 3) refuse without valid reason three or more referrals of suitable and approved accommodations;
- 4) are squatters in dwellings vacated by families who have been relocated; or
- 5) refuse after a reasonable number of attempts to admit a relocation interviewer.

Prior to eviction, the family will be offered all of the relocation services of the Authority. In addition, an attempt will be made to enlist the services of the appropriate community social service agency if it appears that the family requires special assistance. Finally, each case must be approved by the Executive Director or Assistant Executive Director prior to requesting Authority approval for eviction. All evictions must be authorized by a majority vote of the Redevelopment Authority.

F. Relocation payments

The Authority will make relocation payments to eligible site occupants including families, individuals and business concerns and other non-residential establishments, in the project area in accordance with Section 114 of the Housing Act of 1949, as amended, the regulations governing relocation payments issued by the Housing and Home Finance Agency, and the approved Relocation Program. Detailed information and prescribed procedures with respect to the method of payment will be available at the site office.

1. Time Limit

The claim for Relocation Payment for moving expenses or direct loss of property must be filed with the Authority by the claimant within six (6) months of the time that the expense has been incurred.

2. Method of Payment to Families and Individuals

The Boston Redevelopment Authority adopts the following schedule for making fixed relocation payments to individuals and families in lieu of payments for reasonable and necessary moving expenses and actual direct losses of property.

The payment schedule for families and individuals, based on actual livable rooms with furniture of the claimant, is as follows:

One room	\$40.00	Seven rooms	\$130.00
Two rooms	55.00	Eight rooms	145.00
Three rooms	70.00	Nine rooms	160.00
Four rooms	85.00	Ten rooms	175.00
Five rooms	100.00	Eleven rooms	190.00
Six rooms	115.00	Twelve rooms or more	200.00

Individuals - not owning
furniture \$5.00

Family - not owning
furniture 10.00

The Authority will pay for the reasonable and necessary moving expenses and actual direct loss of property in lieu of the payments specified under the above schedule, provided such expenses do not exceed \$200.00, if the family or individual being relocated so desires. The Authority will also pay to any eligible family or any individual sixty-two years of age or over, displaced on or after January 27, 1964 and who is unable to secure a dwelling unit in a low-rent public housing project, a Relocation Adjustment payment, not to exceed \$500.00, to assist such family or individual to acquire a decent, safe and sanitary dwelling. The Relocation Adjustment Payment shall be an amount which, when added to 20 per centum of the annual income of the displaced family or individual at the time of displacement, equals the average rental required, for a 12-month period, for such a decent, safe and sanitary dwelling of modest standards adequate in size to accommodate the displaced individual or family.

3. Method of Payment to Business Concerns

The Authority shall pay to any displaced business concern its reasonable and necessary moving expenses and any direct losses of property except goodwill or profit (for which reimbursement or compensation is not otherwise made) subject to a maximum of \$25,000 and an additional \$1,500 in the case of a private business with average annual net earnings of less than \$10,000 per year which (A) was doing business in a location in the urban renewal area, (B) is displaced on or after January 27, 1964, and (C) is not part of an enterprise having establishments outside the urban renewal area.

Such payments shall be made subject to the regulations governing relocation payments issued by the Housing and Home Finance Agency.

Included below is a summary of provisions based upon HHFA rules and regulations to be followed by the Authority in relocating business concerns and non-profit organizations:

- a) In order to be eligible for a relocation payment, the displacement of the business concern must:
1. Be from real property within the urban renewal area,= on or after the effective date*; and
 2. Be made necessary by (i) the acquisition of such real property by the Authority or any other public body or (ii) code enforcement activities undertaken in connection with the urban renewal project, or (iii) a program of voluntary rehabilitation of buildings or other improvements in accordance with the urban renewal plan.
- b) In determining eligible relocation expense, the following words shall be construed to mean:
1. Property - Tangible personal property, excluding fixtures, equipment and other property which under State or local law are considered real property, but including such items of
 2. Business Concern - A corporation, partnership, individual, or other private entity, including a nonprofit organization, engaged in some type of business, professional activity necessitating fixtures, equipment, stock in trade, or other tangible property for carrying on of the business, profession or institution.
A Small Business Concern - is a business concern displaced on or after January 27, 1964 which is not part of an enterprise having establishments outside the urban renewal area which had average annual gross receipts or sales in excess of \$1,500 but average annual net earnings before income taxes of less than \$10,000 including salaries, wages, drawings or other compensation received by an owner or any member of his household, or partners or officers of the concern, and has filed an income tax return for the two tax years (or one if not in business that long) immediately preceding its displacement.

3. Moving Expenses - Cost of dismantling, crating, insuring, transporting, reassembling, reconnecting, and reinstalling of personal property, merchandise, etc., exclusive of the costs of any additions, improvements, alterations, or other physical changes in or to any structure in connection with effecting such reassembly, reconnecting, or reinstallation.

4. Actual direct losses or loss of property - Actual loss in the value of the property (exclusive of goods or other inventory kept for sale) sustained by the site occupant by reason of the disposition or abandonment of the property resulting from the site occupant's displacement from an urban renewal area. A loss resulting from damage to the property while being moved is not included.

*5. Effective Date - The date of the original capital grant contract entered into on or after August 7, 1956, or, at the option of the LPA, the date of approval by HHFA on or after August 7, 1956, of the initial Project Expenditures Budget, provided that in the latter case a capital grant contract for such contemplated project is thereafter made.

- c) The Authority shall pay the cost of administering the relocation program.
- d) The Authority reserves the right to deny a claim of an otherwise eligible business concern which has defaulted in its obligation to the Authority.
- e) No claim for relocation payment in excess of \$500. shall be allowed for moving expenses or actual direct loss of property incurred by a business concern on or after April 1, 1965, unless the concern has submitted to the Authority, at least 15 days prior to the commencement of the move, a bid from three reputable firms covering the moving costs involved. Whenever it is not feasible to obtain three bids for any category of work, a lesser number of bids shall be submitted together with a written justification by the concern; and no relocation payment shall be allowed in such cases unless the Authority has approved the justification.

Payment to a business concern for moving expenses shall not exceed the amount of the low bid submitted unless the bid requirement has been waived by the Authority under the conditions stated above.

- f) The Authority will not pay the cost of any appraisal made to determine actual loss of property if made by or in behalf of the claimant.
- g) A site occupant of the property on the date of execution of a Federal financial assistance contract (or HHFA concurrence, prior to its approval of any Application for Loan and Grant, in the commencement of project execution activity) which contemplates acquisition of the property as well as a site occupant of the property at the time of its acquisition may be deemed displaced by the acquisition upon vacating the property.
- h) A business concern which is not displaced from an urban renewal area shall be eligible for a relocation payment for moving expenses incurred on or after September 2, 1964, with respect to its out-door advertising displays required in the determination of the Authority to be removed from the urban renewal area.
- (i) A business concern which moves beyond one hundred miles of the boundary of the city of Boston shall not obtain a relocation payment for its moving expenses in excess of the reasonable and necessary expense for moving such distance of one-hundred miles.
- j) A relocation payment shall not be made to site occupants for the purpose of a temporary on-site move, unless such temporary on-site move was made for the convenience of the Authority. In that event, the cost of the temporary move shall be considered as a property management expense, and, therefore, eligible for inclusion as a part of gross project costs.
- k) If the total of the actual moving expenses incurred on or after October 2, 1962, is greater than \$3,000, the maximum relocation payment to a business concern shall not exceed the total of the actual moving expenses, or \$25,000 whichever is less.

- l) The Authority will obtain the approval of the Housing and Home Finance Agency (HHFA) of the Federal Government before making any relocation payment in excess of \$10,000.
- m) A business concern shall give the project office a minimum of 30 days but no more than 90 days written notice of its intention to move and must permit the Authority, or its authorized representatives, to inspect the property to be moved. An exception to the requirement for timely notice will be made only if the Authority determines that there was reasonable cause for the failure of the business concern to give the required notice, the Authority has adequately verified the facts pertaining to the move and the requested relocation payment, and HHFA has concurred in the payment.
- n) Disbursements which are not eligible as Relocation Payments include, but are not limited to, the following:
 - (1) Disbursements made prior to the effective date.
 - (2) Disbursements for any rent, for loss of good will or profit, or for any costs other than necessary moving expenses or actual direct losses of property.
 - (3) Disbursements for expenses or losses for which reimbursement or compensation is otherwise made.
 - (4) Disbursements for expenses of claimant in preparing and supporting its claim.
 - (5) Loss resulting from damage to the property while being moved.
- o) Any business concern seeking relocation payments shall file a written claim for same on a form furnished by the Authority at the Site office. All such papers and related evidence shall become the permanent records of the Authority.
- p) A claim for relocation payment shall be submitted to the Authority within a period of six months after the moving expenses are incurred or direct losses of property are suffered.
- q) All claims shall be approved by the project's Business Relocation Officer and the Auditor's Office of the Authority.

G. Services to Business Concerns

- 1 The Authority will carry out an informational program for business concerns and non-profit organizations in the project area informing all site occupants to be displaced of relocation services and payments to be available
- 2 Trained business relocation representatives will undertake surveys and interviews to determine the space needs and location preferences of such concerns
- 3 Listings of available commercial and industrial space will be maintained for interested concerns. Such concerns will also be encouraged to check with reputable realtors
- 4 Advice and assistance will be given in the selection of new quarters, including inspections of new locations
- 5 The Business Relocation Office maintains continuous liaison with the Small Business Administration to use opportunities for financing available under federal law.

H. Additional State or Local Relocation Requirements

1. Highways

Part of the proposed right-of-way for the Inner Belt Highway is located at the boundary of the South End Urban Renewal Area. This highway was proposed in the 1948 Highway Master Plan. It is anticipated displacement will be caused in the South End by the proposed right-of-way within the Project. There is currently no definite time schedule for the right-of-way acquisition or construction of this highway. However, the Boston Redevelopment Authority has volunteered to undertake relocation of families displaced by the Inner Belt and Southwest Expressway if requested by the Massachusetts Department of Public Works.

2. Other Relocation Requirements

There are no other State or local relocation requirements.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-56

BINDER NO.

South End Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

RELOCATION REPORT: FORM H-6122

CODE NO. R-223 (2)

Form H-6122 follows:

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATIONESTIMATED HOUSING REQUIREMENTS AND
RESOURCES FOR DISPLACED FAMILIES

PROJECT LOCALITY

San Antonio, Texas

PROJECT NAME

South End

PROJECT NUMBER

R-56

INSTRUCTIONS: Place original and one copy in Binder No. 1,
and one copy each in other binders.ESTIMATED LENGTH
OF DISPLACEMENT
PERIOD: 101.

DATE OF SUBMISSION

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area (1)	10,350	10,350	5074
b. Estimated number to be displaced from property (Does not to be acquired by LPA include Castle Sq. R-56L)	3,550	1,825 *	1725 *
c. Estimated number to be displaced from property to be acquired by other public bodies		0	0
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired		* neither white nor nonwhite included an identified number of families, other than those	

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES (2 or more persons)	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	810	737	73	920	890	100
b. Eligible for federally aided public housing	400	385	13	514	500	24
c. Eligible for State or locally aided public housing * * included in (b) above	120	115	5	152	135	17
d. Ineligible for public housing	290	237	53	254	250	76

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES

ESTIMATED NUMBER OF FAMILIES (1 person)	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	1015	925	90	805	725	80
b. Eligible for federally aided public housing	350	325	25	190	180	10
c. Eligible for State or locally aided public housing	15	35	10	30	25	5
d. Ineligible for public housing	650	600	65	615	545	70

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING	WHITE				NONWHITE			
	TOTAL		EXISTING UNITS	NEW UNITS	TOTAL		EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	1825				1725			
	1015	810	1315	510	1005	920	1310	415
b. Private rental housing	780	485	915	350	620	505	805	230
c. Private sales housing	85	125	210	---	65	139	204	---
d. Federally aided public housing	140	170	150	160	110	255	180	185
e. Other public housing	10	30	40	---	10	21	31	---

(1) estimates include all households of one or more persons living in a separate housing unit.

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME

JOURNAL

VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued
(Include all listed under II, III, and IV)

C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES		NUMBER OF FAMILIES BY FAMILY SIZE ¹							
			2	3	4	5	6	7	8	9 OR MORE
TOTAL	1725	Total 1-Per 2.01	402	142	122	42	27	112	28	16
\$0 - \$49	118	505 910	29	12	9	5	3	3	2	
\$50 - \$99	122	42 60	29	12	9	5	3	3	2	
\$100 - \$149	144	63 76	34	16	10	5	4	3	2	1
\$150 - \$199	173	82 91	39	18	11	8	5	5	3	2
\$200 - \$249	183	89 94	41	19	13	8	6	4	3	2
\$250 - \$299	154	72 82	34	16	11	7	5	4	3	2
\$300 - \$349	146	69 77	34	16	10	7	6	5	2	1
\$350 - \$399	135	62 73	30	14	8	5	5	4	2	3
\$400 - \$449	126	59 67	29	14	8	5	5	3	2	1
\$450 - \$499	125	58 67	29	14	8	5	5	3	2	1
\$500 or more	296	133 163	74	29	22	14	8	7	5	2

D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES		BEDROOM REQUIREMENTS					
			1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE	
TOTAL	1-9 or more		1 per	2 per				
	1725		805	292	285	215	48	70
\$0 - \$49	122	68	54	22	12	17	3	3
\$50 - \$99	129	70	59	22	22	17	3	6
\$100 - \$149	145	77	68	25	24	18	4	6
\$150 - \$199	174	92	82	25	30	22	5	8
\$200 - \$249	181	92	89	26	30	21	5	8
\$250 - \$299	153	81	72	25	27	18	4	7
\$300 - \$349	150	81	69	25	26	19	5	6
\$350 - \$399	135	73	62	23	20	17	5	6
\$400 - \$449	131	72	59	22	23	14	5	6
\$450 - \$499	126	68	58	21	20	17	3	5
\$500 or more	279	136	133	49	44	31	8	14

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME

South Side

1-56

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES

TYPE OF HOUSING (1) 1- or more person families	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED (1)	TO BE AVAILABLE		RE- QUIRED (1)	TO BE AVAILABLE		RE- QUIRED (1)	TO BE AVAILABLE		RE- QUIRED (1)	TO BE AVAILABLE		RE- QUIRED (1)	TO BE AVAILABLE	
		EXIST- ING (2) ^G	NEW (3)		EXIST- ING (2) ^G	NEW (3)		EXIST- ING (2) ^G	NEW (3)		EXIST- ING (2) ^G	NEW (3)		EXIST- ING (2) ^G	NEW (3)
1. PUBLIC HOUSING TOTALS:	208	2051	500	55	5362	50	59	4095	100	13	850	100	15	190	50
a. Federally aided	198	1498	500	35	3915	50	49	2990	100	13	650	100	15	144	50
b. State or locally aided	10	553	---	20	1447	---	10	1105	---	---	200	---	---	50	---
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	1005	7480	310	186	7589	600	59	3065	810	8	1390	300	7	230	---
GROSS MONTHLY RENTAL	Under \$40	69	555	---	4	567	---	---	230	---	---	100	---	---	---
	\$40 - \$49	102	580		19	560			190			105		14	
	\$50 - \$59	93	690		20	670		4	230			105		25	
	\$60 - \$69	94	905		19	890		10	335		2	165		3	25
	\$70 - \$79	97	1065		20	1100		11	465		2	200		2	35
	\$80 - \$89	86	1135	310	17	1170		10	405		2	215		2	35
	\$90 and over	164	2550		27	2630	600	20	111	810	2	405	300	---	---
	TOTAL	1005	7480	310	186	7589	600	59	3065	810	8	1390	300	7	230
3. STANDARD SALES HOUSING															
TOTAL															
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999														
	\$10,000 - \$11,999														
	\$12,000 and over														

includes 104 families requiring only one bedroom

(2) city-wide public housing turnover, 7 years (3) new construction, South Side only

PROJECT NAME	PROJECT NUMBER
SOUTH END	R-56

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES

TYPE OF HOUSING (1) 1-9 or more persons	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED (1)	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING (2)	NEW (3)		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING	208	2051	500	72	5362	50	64	4095	100	22	896	100	30	196	50
a. Federally aided	195	1498	500	60	3915	50	58	2990	100	22	656	100	30	144	50
b. State or locally aided	13	553	---	12	1447	---	6	1105	---	---	240	---	---	52	---
2. STANDARD PRIVATE RENTAL HOUSING	786	7480	310	100	7589	620	106	3069	810	12	1395	310	21	232	
TOTAL															
GROSS MONTHLY RENTAL															
Under \$40	84	555		4	567			238			100			15	
\$40 - \$49	84	580		11	560			190			105			14	
\$50 - \$59	86	690		26	670		20	238			125			25	
\$60 - \$69	78	905		25	890		21	335		3	165			25	
\$70 - \$79	75	1065		24	1100		18	465		3	200		2	35	
\$80 - \$89	68	1135	310	20	1170		17	493		4	215		11	38	
\$90 and over	312	2550		90	2632	620	30	1110	810	2	485	310	8	80	
3. STANDARD SALES HOUSING															
TOTAL				121*	1491		45	1617		14	707		24	371	
SALES PRICE															
Under \$5,000					70			77			35			21	
\$5,000 - \$5,999					35			42			14				
\$6,000 - \$6,999					42			42			21				
\$7,000 - \$7,999					42			49			21			14	
\$8,000 - \$8,999					42			49			21			7	
\$9,000 - \$9,999					7	63	7	63		2	28		4	14	
\$10,000 - \$11,999					31	126	13	110		3	63		5	35	
\$12,000 and over					83	1001		25	155		5	504		9	265

(*) citywide public housing turnover, 7 years (5) new construction, South End only, 1960-1966

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-56

BINDER NO.

South End Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

RELOCATION REPORT:
STATEMENT ACCOMPANYING FORM H-6122

CODE NO. R-223 (2)

Estimates of housing needs and resources are submitted on Form H-6122 and are supported in the following narrative statements.

- (1) The sources from which the data has been obtained for Form H-6122 and the narrative statement are:
 - (a) for the number, size, rent and price distribution of estimated housing resources:
 - i. U.S. Census of Housing: 1960 Volume I, States and Small Areas, Massachusetts Final Report H.C.(1) 23.
 - ii. U.S. Census of Housing: 1960 Special Reports for Local Housing Authority Series H.C. (sl), No. 67, Boston, Massachusetts.
 - iii. internal records and letter from the Boston Housing Authority dated April 27, 1965, attached as Exhibit A.
 - iv. turnover data on rental housing, City of Boston, from daily utility company listings, January - August, 1964.
 - v. Appraiser's Weekly Tabulation of turnover in sales housing in the South End in one, two and three family housing and in structures of four or more units for 1962-1964.
 - (b) for proposed rehousing:
 - i. evaluation of data from U.S. Census of Population, 1960, Boston, and from 1961 field surveys as to income characteristics, bedroom requirements, preferences and ability

to pay for housing, including low-rent public housing.

- ii. related analysis of past rehousing programs under Title I operations.

The proposed rehousing program is developed in the following order:

- A. Rerousing in Low-rent Public Housing.
- B. Rerousing in Private Rental Housing
- C. Rerousing in Private Sales Housing.

Block VI, Sections A-D of Form H-6122, Size by Income and Bedroom Requirements by Income, indicates the general ability to pay for housing by size of unit needed for families and one-person households to be displaced from clearance tracts within the renewal area.

From analysis of housing needs and requirements, including the percentage of aged owner-occupants who are expected to prefer either public housing or privately improved tenancy, the following conclusions as to selection of new and improved houses have been determined:

- (a) It is estimated that seven hundred and forty-six (746) families and aged individuals by reason of limited income, age and other factors of eligibility will be relocated into public housing.
- (b) It is estimated that four hundred and fourteen (414) families and aged homeowners have either been long-term owners with substantial equity in their own property or have the financial resources to express a preference for purchase or to be persuaded to purchase homes as an improvement over present domiciles.
- (c) Two thousand, three hundred and ninety (2,390) families and aged individuals are expected to choose to continue to rent in either existing or newly-created private rental housing.

Sample family surveys during the planning stages in 1961-63 of the South End Urban Renewal Project indicated many of the 1730 families and 1820 one-person households have a strong attraction to and preference for remaining in the South End neighborhoods of Boston. The effort of the Family Relocation Program will be to offer housing accommodations directed to this desire of the family and individual residents.

<u>Year</u>	<u>Stage</u>	<u>Families and One-Person Households to be Displaced</u>	<u>Private Rental</u>	<u>Private Sales</u>	<u>Public Housing and Housing for Elderly</u>
1965-1966	I	290	198	36	56
1966-1967	II	430	296	52	82
1967-1968	III	440	295	54	90
1968-1969	IV	590	400	68	122
1969-1970	V	600	400	68	132
1970-1971	VI	600	400	68	132
1971-1972	VII	600	400	68	132

A Rehousing in Low-rent Public Housing

The proposed rehousing of displaced families and single persons in public housing is based on (1) normal turnover in Federally-aided low-rent public housing, including accommodations for elderly, (2) turnover in State-aided housing and housing for the elderly and (3) new construction.

In Block V of Form H-6122, 350 white families and individuals and 396 nonwhite families and individuals are proposed to be rehoused in low-rent and other public housing. This represents 19 percent of the white families and 23 percent of the nonwhite families to be displaced. For white families, the number proposed for public housing is greater than those expressing a preference, principally because of the number of low-income families and elderly with low income living in the area.

The proposed public rehousing part of the Relocation Program indicates a total housing need as follows:

<u>Units Needed</u>	<u>Bedrooms Needed by Families and Individuals</u>				
	<u>1 BR</u>	<u>2 BRs</u>	<u>3 BRs</u>	<u>4 BRs</u>	<u>5 or more BRs</u>
White	208	55	59	13	15
Nonwhite	208	72	64	22	30
Total Needed	416	127	123	35	45
<u>Units on Market*</u>	2,051	5,362	4,095	896	196

*Based on projected turnover for 84-month displacement period in existing public housing inventory, Federal and State programs.

Public housing units in the existing housing inventory are available on a preferential basis to Title I displaced families and individuals. These units are also available without regard to race, creed, color, or national origin. The combined estimated need for public housing, 745 units, would be spread over the seven-year displacement period, averaging 106 units per year.

In addition, the Housing Authority has in recent years been constructing housing for the elderly. Eight developments, containing 480 apartments, were completed and opened between 1962 and 1964. A ninth development, containing 80 one-bedroom apartments, is presently under construction. In addition, the Housing Authority has entered into an annual contributions contract with PHA to construct nine more developments for the elderly with some 724 apartments. It is also awaiting a financial assistance contract from the State Housing Board for a 56-unit development. Construction is expected to begin in 1965, with occupancy in 1966. The South End renewal plan proposes 800 units of new public housing, 500 of which are proposed for elderly. In addition, referrals of structures for residential rehabilitation have been made to the Housing Authority. This resource will add to the housing resources for relocation.

B. Rehousing in Standard Private Rental Housing

The proposed rehousing of displaced families and single persons in standard private rental housing is based on the vacancies expected to be available from turnover and in newly constructed rental units under Section 221(d)(3) in the City of Boston during the displacement period. In Block V of Form H-6122, 1,265 white families and individuals and 1,125 nonwhite families and individuals are proposed to be rehoused into standard private rental accommodations. This represents 70 percent of the white families and 65 percent of the nonwhite families to be displaced.

1. Rental Housing Resources in the City of Boston

Block VII A-D indicates the availability of rental housing in turnover in the City inventory for the displacement period. Estimates for standard private rental housing in the City of Boston have been developed from the sources identified on Page 1 of this statement. The method for determining the availability of standard private rental housing in Boston is as follows:

As of April 1, 1960, the U.S. Census listed 5,778 vacant and available units with all plumbing facilities. These units are considered

to be standard. Also included are units which are offered for rent or sale at the same time.

2. Gross Monthly Rent

(a) Comparison of Rental Prices for Standard Occupied and Standard Vacant Dwelling Units

The census lists all occupied rental units by rent category, such as \$40-49, \$50-59. It was assumed that the pattern of rents for the standard occupied units would be appropriate for the 5,778 vacant standard dwelling units. For example, since 7.3 percent of the standard occupied units were in the under \$40 per month gross rent category, then 7.3 percent of 5,778 vacant units would also be priced under \$40 per month.

(b) Determination of Rental Price for \$80-89 and \$90 and Over Rental Intervals

The rent category of \$80-99 per month as listed in the census was subdivided in order to get the \$80-89 interval as required on Form H-6122. For all occupied rental units, 53.5 percent of the units in the \$80-99 category were placed in the \$80-89 category.

<u>Gross Monthly Rent</u>	<u>Percent</u>	<u>Number</u>
Under \$40	7.3	422
\$40-49	7.9	457
\$50-59	9.4	543
\$60-69	12.2	705
\$70-79	14.2	820
\$80-89	15.1	873
<u>\$90 and over</u>	<u>33.9</u>	<u>1,958</u>
Total	100.0	5,778

3. Size of Unit

The distribution of standard vacant rental units according to number of bedrooms was calculated in a manner similar to that described above for rents. The census lists all renter-occupied units by number of rooms and bedrooms.

4. Relationship Between Rent and Unit Size

Since the census lists rents and unit size separately, no published information is available on the distribution of unit size within particular rent categories. Therefore, it was assumed that within each rent category the distribution of unit sizes was the same as the overall distribution of unit sizes. From the information available on rents and unit size, 129 units of public housing available on April 1, 1960 (12 one-bedroom, 50 two-bedroom, 59 three-bedroom, 6 four-bedroom, and 2 five-bedroom units) were subtracted from the 5,778 units and the following chart was prepared.

Total Number of Vacant Standard Private Rental Units by Gross Monthly Rent and Size of Unit

Gross Monthly Rent	<u>Number of Bedrooms</u>					Total
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	
Under \$40	158	162	68	29	5	422
\$40-49	166	160	54	30	4	414
\$50-59	197	192	68	36	7	500
\$60-69	258	254	96	47	7	662
\$70-79	305	315	133	57	10	820
\$80-89	325	334	141	61	11	872
\$90 and over	729	752	317	138	23	1,959
Total	2,138	2,169	877	396	67	5,649

5. Correction for Turnover

Some data on turnover of private rental housing units in the City is available from U.S. Census reports. During 1958-1959, 33,800 units (rental and sales) were vacated and then re-occupied in Boston. In 1958-1959, 27,806 rental units were vacated and then re-occupied, or approximately 13,903 rental units per year. This represents a turnover of approximately 2.47 times the total number of vacant standard private rental units tabulated in Paragraph 4 above. Surveys carried out by staff of the Boston Redevelopment Authority during 1962 and an eight-month tabulation of gas shut-offs by a major utility company indicate that there is a much greater turnover ratio than that cited for 1958-1959. This turnover of housing would continue each year during the total displacement period (estimated at 84 months or 7 years.)

However, it is not feasible to assume that it is possible to capture for relocation purposes one hundred percent of this turnover of private rental housing in Boston. Using an estimated 20 percent capture rate, and based on the unit size and cost distribution tabulated in Paragraph 4 above, an estimate of standard private rental vacancies potentially available for rehousing families and single persons to be displaced has been developed. These potential housing resources are listed in Form H-6122, Block VII, A., 2., and B., 2., Standard Private Rental Housing, with the housing needs of 2,230 households proposed to be rehoused in rental housing. The analysis and comparison indicates the availability of an adequate volume of private rental units for rehousing families and one-person households in rental housing in Boston.

6. Turnover in Rental Housing, by District, City of Boston

Recent information was compiled on utility shut-offs in Boston. These represent apartments vacated in various housing areas of the City. For the most recent eight-month period, this turnover was as follows:

Breakdown* of Shut-Offs for January through August 1964

Dorchester	4,481
Brighton-Allston	2,766
Roxbury	3,361
West Roxbury	181
East Boston	898
Charlestown	390
Boston	4,302
Jamaica Plain	1,206
Roslindale	521
Mattapan	253
South Boston	<u>981</u>
Total	19,340

*Hyde Park not included.

7. Rental Housing Intake, Castle Square Early Land Area

For a twelve-month period of homefinding for families and individuals being relocated from the Castle Square early land area of the South End, the following table summarizes size and cost characteristics of rental units found and inspected in the South End alone, during this period. This does not include many units offered by realtors

and owners, of which inspections were not made, because of inappropriate size, cost, or location.

(1)

Intake of Housing Units, Castle Square Relocation Program

H = heated

U = unheated

Number of Rooms

	1		2		3		4		5		6		7 or More		Total	
	H	U	H	U	H	U	H	U	H	U	H	U	H	U	H	U
Under \$50	12	4	6	10	11	13	-	25	1	12	-	4	-	-	30	73
\$50-59	3	-	4	-	10	3	4	5	-	2	1	-	-	-	22	11
\$60-69	6	-	11	2	17	7	11	1	8	1	-	-	-	-	53	11
\$70-79	1	-	8	1	9	1	6	1	4	-	3	-	2	-	33	3
\$80-89	-	-	9	1	6	-	8	-	3	-	-	-	-	-	26	1
\$90-99	-	-	-	-	3	1	2	-	-	-	-	-	-	-	5	1
\$100 and over	-	-	-	-	5	-	2	-	-	-	1	-	-	2	8	2

(1)

From December 1962 - December 1963, 279 dwelling units in South End, on which subsequent inspections were made, were recorded by the Site Office

8. Rental Housing, City of Boston - Telephone Survey

A telephone survey of classified advertisements in the Real Estate Section of the Boston Sunday Globe, February 28, 1965. Information was obtained for 406 units.

The following table is based upon gross rentals, and includes heat, electricity, and gas:

Rental Housing, City of Boston

Number of Bedrooms

<u>Gross Monthly Rent*</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>Total</u>
Under \$70	3	3	-	-	6
\$70-79	9	7	1	-	17
\$80-89	21	16	4	1	44
\$90-99	26	32	3	-	61
\$100-114	28	55	16	2	101
\$115 and above	54	94	26	3	177
Total	141	209	50	6	406

*Unheated apartments were increased by \$20; an additional \$7 (for units with 6 or fewer rooms) and \$8 (for 7 or more rooms) was added where utilities were not included.

These figures indicate only a small portion of the annual turnover in Boston.

C. Rehousing in Standard Private Sales Housing

The proposed rehousing of displaced families and single persons in standard private sales housing is based on vacancies expected to be available during the displacement period.

In Block V of Form H-6122, 210 white families and individuals and 204 nonwhite families and individuals are proposed to be rehoused into standard private sales accommodations. This represents 11 percent of the white families and 12 percent of the nonwhite families.

1. Sales Housing Resources in the City of Boston

Estimates of standard private sales housing in the City of Boston have been developed from the sources identified on Pages 1 and 2 of this statement.

As of April 1, 1960, the U.S. Census of Housing listed 485 vacant units with all plumbing facilities which were available for sale in the City of Boston. These units are considered standard. This number seems small but it must be remembered that most houses which are for sale are not vacant. In addition, a house classified by the census as a vacant unit available for sale must be for sale only. A vacant unit in a multi-family structure which is for sale is included only if that unit is intended to be occupied by the new owner and is not for rent.

2. Determination of Price of Sales Housing

To estimate price for the 485 standard vacant units, value data for all owner-occupied units was used. The value data is gathered only for one-family units with no business, and represents the respondent's estimate of how much the property would sell for in today's market.

3. Determination of Unit Sizes

The size of sales dwelling units is predicated primarily from U.S. Census reports on occupied units and converted so as to similarly apply to vacant sales units.

4. Standard Vacant Sales Units by Price and Size

In the absence of information on the relationship between price and size of unit in Boston, it was assumed that within each size category the distribution of sales prices was the same as the overall distribution of sales prices.

Sales Price	Number of Bedrooms					Total	Percent of Total
	1	2	3	4	5		
Under \$5,000	2	8	12	4	4	30	6.2
\$5,000-5,999	1	5	7	2	2	17	3.5
\$6,000-6,999	1	5	7	2	2	17	3.5
\$7,000-7,999	1	6	8	3	2	20	4.1
\$8,000-8,999	1	6	8	4	2	21	4.4
\$9,000-9,999	1	6	8	3	3	21	4.4
\$10,000-11,999	4	16	23	8	7	58	12.0
\$12,000 and over	18	85	120	44	34	301	61.9
Total:	29	137	193	70	56	485	100.0

Percent of total: 6.1, 28.2, 39.7, 14.4, 11.6 100.0

5. Correction for Turnover

Standard private sales vacancies potentially available for rehousing are compared in Block VII, A and B, Form H-5122, with sales housing estimated to be needed for 370 families and individuals during the displacement period.

The vacancy figures for sales housing thus far cited are from the 1960 Census. Surveys carried out by staff of the Boston Redevelopment Authority during 1962 indicate that there is a turnover in sales housing in excess of the vacancy pattern determined by the census survey. Data from the Appraiser's Weekly listing real estate transactions for the City of Boston by type of unit and sales price for 1962 also indicate a turnover in sales housing in excess of the census survey. The U.S. Census of Housing, Boston, 1960 indicates a turnover in sales housing of 5.8 percent in 1959. From this turnover in sales housing in Boston and from the unit size and cost distribution from the U.S. Census, estimates of standard sales housing available for relocation for 24 months have been made, using the same rate of capture as for rental housing.

6. Sales Housing, City of Boston - Telephone Survey

A telephone survey of classified advertisements in the Real Estate

Section of the Boston Sunday Globe, February 28, 1965, provided the following information on current sales listings in the City on that date. Information was obtained on 221 residential structures, on more than 90% of those listed, having one to four units.

Sales Housing, City of Boston

	<u>Units in Structure</u>				<u>Number of Bedrooms</u>							
<u>Sale Price \$</u>	<u>1-Fam.</u>	<u>2-Fam.</u>	<u>3-Fam.</u>	<u>4-Fam.</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>Total</u>	
Under 8,000	3	-	4	3	-	5	3	1	-	1	10	
8,000-9,999	1	3	1	-	-	1	2	1	1	-	5	
10,000-11,999	3	3	1	-	-	1	3	2	1	-	7	
12,000-13,999	8	1	7	-	-	2	8	3	3	-	16	
14,000-15,999	42	4	17	-	-	31	23	7	-	2	63	
16,000-17,999	8	5	10	-	-	6	10	6	1	-	23	
18,000 & over	<u>45</u>	<u>25</u>	<u>21</u>	<u>6</u>	<u>4</u>	<u>15</u>	<u>53</u>	<u>21</u>	<u>2</u>	<u>2</u>	<u>97</u>	
Total	110	41	61	9	4	61	102	41	8	5	221	

This summary of sales listings also indicates an adequate volume of turnover in the City of Boston to accommodate South End residents who may wish to purchase housing during the seven-year relocation period.

7. Turnover in Sales Housing, Appraiser's Weekly, 1962-1964, South End

	<u>1962</u>	<u>1963</u>	<u>1964</u>
One-family	23	54	60
Two-family	6	2	3
Three-family	11	8	6
Four or more family	61	78	109

8. New Construction and Rehabilitation Anticipated

Many sites have been proposed within the project area for housing construction, some of which are already predominantly vacant.

- (a) Although housing resources in the existing housing inventory are estimated to be adequate to meet relocation needs, new housing is proposed as part of the project program. Based on ability to pay for housing, it is estimated that approximately 25 percent of the white and nonwhite families and single persons

could use the new private rental housing constructed during the displacement period. Rental housing constructed on BRA-acquired sites will be under the 221(c)(3) program. An estimated 2500 such units are proposed in South End.

- (b) The South End renewal team has been working with non-profit housing sponsors to implement a lower rental rehabilitation program. At this time, the South End Community Development Inc., under a special HHFA demonstration, has acquired and is rehabilitating structures for lower-income families and individuals. This demonstration will include 62 apartments. The Bishop's Housing Action Corporation is a non-profit housing sponsor. The Corporation has acquired and is rehabilitating 21 apartments to date. The South End renewal team of the Authority will continue to work with these and other non-profit sponsors to provide decent, improved housing at rents and prices within the ability to pay ranges of lower income families.
- (c) In accordance with regulations of the Housing and Home Finance Agency (HHFA) and/or laws of the Commonwealth of Massachusetts, site displacees have priority for occupancy of housing constructed in renewal areas without regard to race, color, creed, or national origin. Developers or builders constructing new housing in the project area will be required to conform to all appropriate laws and regulations in this respect.

(2) Assumptions and Conclusions as to Housing Resources and Requirements

Analysis of housing requirements and resources as presented on Form H-5122 and in this narrative statement has led to the conclusion that available public and private housing resources in the City of Boston are adequate to meet the housing needs of families and single persons to be displaced from the clearance sections of the project area.

(3) Basis of Establishment of Cost-Income Ratios for Housing

Additional information on the financial capabilities of families and single persons to be displaced will be obtained when further and more detailed interviews are carried out with each site occupant during implementation of the relocation program. As a general standard, families and individuals will be considered to be able to pay 20-23 percent of their income for gross housing costs. This would apply for rentals or for monthly payments on sales housing. In the

application of these standards, appropriate allowances will be made for family size, composition, earning capacity, special requirements, current financial obligations, and neighborhood and housing preferences.

(4) Nature and Volume of Competing Displacement

Estimates of displacement other than for urban renewal program actions can be summarized as follows:

- (a) Displacement from other highway construction that might occur in the future includes the proposed Inner Belt Highway and the proposed Southwest Expressway. At this time, the City of Boston and adjacent cities and towns have a limited veto power over the alignment of these proposed highways. An alignment has been proposed for the Inner Belt. At such time as an alignment is approved, the preparation of engineering and construction plans would take 18 months to two years. There is no prospect for displacement by either proposed highway in 1965 or 1966.

In 1963 the State Legislature passed legislation providing for moving expense payments up to \$200 for site occupants displaced by Federally-aided highway construction in Massachusetts.

- (b) Displacement caused by other public improvement action is not expected to be significant. Little or no displacement is expected from the programs of the Office of Neighborhood Improvement in that the primary problem in housing areas in need of this type of program is deterioration and not overcrowding.

An estimate of competing demands for available housing as a result of other Title I activities for the projected displacement period has been made. The displacement period for the South End Urban Renewal Project Area is estimated to be 84 months, beginning in the 4th Quarter, 1965. Available information indicates that the amount of concurrent Title I displacement estimated during this period is as follows:

The Workable Program for Community Improvements for 1964 indicates that displacement from South End will be concurrent with that from Charlestown, Mattapan, and Washington Park.

The Charlestown Urban Renewal Plan has received informal URA

approval, a public hearing has been held by the Authority, and the City Council has approved the renewal plan. It is expected that Part II of the Application for Loan and Grant will be submitted in the near future. The relocation program there proposes the relocation of 525 families and one-person households and will offer housing opportunities within Charlestown for all site occupants who wish to remain there.

The Mattapan Project will displace an estimated 24 families. It is anticipated that the housing areas adjacent to this small project will serve primarily to rehouse these families.

A public hearing has been held by the Authority for the South Cove Renewal Plan. Relocation estimates indicate that the number of families and individuals to be relocated is approximately 500. None is expected to take place through the end of 1965.

The Washington Park Urban Renewal Plan called for relocation from clearance areas of an estimated total of 1,689 families and 563 single-person households. As of May 28, 1965, approximately 1,955 of these site occupants were relocated. For the remaining 297 displacees, as of that date there are an adequate number of housing units available to meet relocation requirements. Displacement should be nearly completed prior to execution in South End.

(5) Special Problems of Families and Single-Person Households

All families, and single persons households, whether minority race or not, who have special social problems, such as age, medical handicaps, problems of family disorganization, or large families with low income, will be evaluated to determine the depth and intensity of the problems presented. The trained relocation staff will utilize the health and welfare resources of the South End Neighborhood Action Program (CAP) and of the community to prepare a family for a rehousing plan. Families and individuals who need long-term supportive services will be referred to appropriate voluntary and public agencies to assure the continuance of support and special services subsequent to relocation.

(6) Estimates of Project Displacement of Individuals and Business Concerns

There are 1820 one-person households including 1015 white and 805 nonwhite individuals estimated to be displaced from BRA-acquisition sections in the project area. The rehousing of these single person households has been determined to be feasible.

There are 497 business concerns to be displaced from BRA-acquisition sections in the project area.

(7) Financing for Purchase of Homes

Conventional mortgage financing will be used as the major type of financing. Section 221 of the National Housing Act also will be used to help in obtaining mortgage financing for families and single persons. Local lending institutions have demonstrated willingness to consider families with FHA insurance.

Exhibit A, letter from the Boston Housing Authority, dated April 27, 1965, referred to on Page 1, iii. of this section, follows.

April 27, 1965

Mr. Patrick A. Tompkins,
Director of Family Relocation
Boston Redevelopment Authority
City Hall Annex
Boston 8, Massachusetts

Dear Mr. Tompkins:

The following information relative to public housing as a relocation resource is submitted in connection with the Boston Redevelopment Authority's preparation of a relocation plan for families that may be displaced in the South End Urban Renewal Project area.

The Boston Housing Authority, in recognition of the special hardships of low-income families displaced by public action, has established admission policies designed to provide maximum availability of its low-rent programs for the rehousing of low-income families who must vacate their homes because of urban renewal or other governmental improvement action.

Special income limits for admission of displaced families have been established in the Federally-aided program. Eligible displaced families have first priority for admission and are selected for tenancy according to the Housing Authority's basic policy of non-discrimination and non-segregation in accordance with relative housing need regardless of race, creed, color or national origin.

The specific data you requested are presented herein in the order in which they appear in your letter.

"(1) The number of public housing units under management today, broken down by bedroom size and racial availability."

At the present time, the Boston Housing Authority has under management thirty four (34) developments containing a total of 14,479 apartments:

Program	Developments	Units
Federally-Aided		
General	15	10,156
Elderly	7	482
Total	22	10,638
State-Aided		
Veterans	10	3,881
Elderly	2	168
Total	12	3,849
Combined Programs	34	14,479

The distribution of dwelling units according to bedroom size is as follows:

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
Federally-Aided					
General	2,595	4,067	2,679	694	121
Elderly	<u>456</u>	<u>26</u>	<u>---</u>	<u>---</u>	<u>---</u>
Total	3,051	4,093	2,679	694	121
State-Aided					
Veterans	468	1,675	1,264	220	54
Elderly	<u>160</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
Total	628	1,675	1,264	220	54
Combined Programs	3,679	5,768	3,943	914	175

"(2) The current status of plans for additional units with details as to bedroom size, racial availability and estimated dates of availability for occupancy."

Included in the Housing Authority's management program are nine developments containing 642 apartments, specially designed for occupancy by the elderly, that were completed and opened for tenancy between 1962 and 1965.

In addition, the Housing Authority has entered into an annual contributions contract with the Public Housing Administration to construct nine more developments for the elderly with some 744 apartments and is awaiting a financial assistance contract with the State Housing Board for a 56 unit development also designed for elderly occupancy. It is anticipated that construction will start on most of these developments in 1965 with occupancy estimated in 1966.

The unit size distribution of these apartments for the elderly is subject to further refinement but is currently planned to include 58 zero-bedroom or efficiency units, 612 one-bedroom units and 74 two-bedroom units.

Plans have also been initiated for the rehabilitation of existing private housing for conversion to low-rent use. One of the major emphases in this program is the provision of suitable accommodations for large, low-income families, particularly those displaced by urban renewal action.

A development program of 108 dwelling units of rehabilitated housing, to be located on scattered sites, is now under annual contributions contract.

As a pilot project, the Housing Authority acquired title to 23 parcels of property containing 59 apartments in 18 buildings in the Highland Park area of Roxbury for conversion into 34 apartments. Remodeling plans are now being developed. The following unit size distribution is currently planned: 11 apartments with three bedrooms, and 23 with four bedrooms.

The Housing Authority has undertaken a three-year demonstration program of rent supplementation involving forty (40) large, low-income families displaced by urban renewal action. These families will occupy approximately ten percent of the apartments in each of three new, private housing developments financed under the FHA moderate-income mortgage insurance program provided by Section 221(d) (3) and located in the Washington Park renewal area.

With respect to future programming, the Housing Authority has some 66 units remaining from a previous authorization of 1,000 dwelling units and an additional authorization of 500 dwelling units which represents the initial installment on an application for a program authorization of 1,000 units, which had been submitted to the Public Housing Administration with the approval of the Mayor and the City Council.

"(3) The income limits for initial and continued occupancy."

The Housing Authority has established special maximum income limits for the admission of displaced families that are higher than for other low-income families in the Federally-aided program. In the State-aided veterans and elderly programs, the regular income limits are applicable in the case of displaced families in accordance with State Housing Board regulations. There are no minimum income limits in any program.

The maximum income limit schedules governing the admission of displaced families are as follows:

Federally-aided

<u>Number Persons In Family</u>	<u>Maximum Net Family Income After Exemptions</u>
1 or 2	\$ 4,500
3 or 4	5,050
5 or 6	5,125
7 or more	5,500

State-aided (Veterans Program)

<u>Number Minors In Family</u>	
0	\$ 4,350
1	4,550
2	4,750

(For each additional minor, add \$200.)

State-aided (Elderly Program)

Number Persons
In Family

Maximum Net Family
Income After Exemptions

1
2

Net income for eligibility purposes as used in this context means aggregate family income from all sources to all members of the family including children, less certain specified deductions such as compulsory payroll deductions for social security or other pension benefits. An exemption of \$100 in the State-aided Veteran Program is allowed for each minor member of a family. Also exempted are payments from the Federal Government for disability or death occurring in connection with military service.

At the present time, the Authority is reviewing its income limits with a view toward an upward adjustment consistent with current economic conditions.

"(4) The minimum rent charged for each type of program."

The rental charges in public housing are related to the income of each tenant and vary according to program.

In the Federally-aided program, there is a single gross rent-to-net income (after deductions and exemptions) ratio of 23.0 percent.

In the State-aided program for veterans, the ratio for families with less than two minor children is 25.0 percent. This ratio is reduced to 24.5 percent in the case of families with two minors, with a further reduction at the rate of one-half percent for each additional minor (not to exceed seven) in the case of larger families. Families with seven or more minors are charged rent on the basis of 22.0 percent rent-to-income ratio.

In the State-aided Elderly program, the gross rent-to-net income ratio is 27.5 percent for a one-person family and 29.5 percent for a two-person family.

The rental charges in all developments are gross charges including the cost of all utilities, except in the case of State-aided veteran development, Boston 200-10. In this development, the shelter rent-to-net income ratio for the family without minor children is 21.5 percent and the ratio is reduced for families with children at the rate of one-half percent for each minor, up to seven, in a family. For families with seven or more minors is 14.0 percent.

Minimum rent charges have been established as follows:

Regular minimum rent (all bedroom sizes)

Federally-aided

General

\$ 42.00

Elderly

42.00

State-aided

Veterans

\$ 55.00

Veterans (200-10)

50.00

Elderly

57.00

Special Minimum Rent
Assistance, Disability Assistance
Children allowances from the

Assistance Category

Old Age Assistance
Disability Assistance
Aid to Families with
Dependent Children

a) Families of four or less persons	57.00	57.00
b) Families of five or more persons	65.00	65.00

"(5) The priority of admission preference which the Boston Housing Authority gives to BRA Title I Project displaced families and individuals, and the estimated number of units which will be available to them, broken down by number of bedrooms and racial availability, and type of program, should the requirements vary."

First priority in admission is given to families which are to be displaced by any public slum clearance, redevelopment or urban renewal project, or which were so displaced within three years prior to applying for admission to public housing, along with families displaced by a low-rent public housing development, or through action of a public body or court in the enforcement of housing standards or the demolition, closing or improvement of dwelling units. This priority is also applicable to families required to move because they cannot afford the increased rent caused by improvement of a dwelling unit to bring it into compliance with housing standards.

Among such displaced families, first preference is given to families of disabled veterans whose disability has been determined by the Veterans Administration to be service connected; second preference is given to families of deceased veterans and servicemen whose death has been determined by the Veterans Administration to be service connected; and third preference is given to families of other veterans and servicemen.

In the State-aided veterans program, this order of priority is further modified by an order of preference among veterans. First preference is given to families of World War II and Korean conflict veterans, with second preference to the families of other veterans and third preference to an individual veteran or the widow or widower of a veteran who is 50 years of age or over.

Each applicant entitled to the displaced family qualification is offered an apartment suitable to its needs in whatever development it becomes first available in accordance with the Authority's tenant selection policy.

Together with the planned construction previously indicated, normal turnover in the Housing Authority's existing program will provide the public housing resources for the relocation of displaced and other families. The following tabulation shows the number of apartments vacated by families moving out of developments between January 1, 1959 and December 31, 1964, according to bedroom size and year of vacation:

		<u>1964</u>	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
1	BR	375	293	362	299	338	299
2	BR	797	766	805	748	820	920
3	BR	573	585	576	504	564	544
4	BR	114	128	120	104	127	110
5	BR	27	28	24	18	22	27
Total		1,886	1,800	1,887	1,673	1,871	1,900

"(6) Any other admission requirements established by the BHA that are not related to either income or family composition.

In the Federally-aided program, except for a displaced person, an individual or one-person family is eligible for admission only at age 65 or over. In the State-aided program, when units are available for which there are no eligible veteran families of two or more persons, individual veterans or widows or widowers of veterans at age 50 or over and non-veterans at age 65 or over may be admitted.

All applicants must meet statutory citizenship requirements. Aliens, honorably discharged from the U.S. armed forces, who have applied for citizenship and aliens aged 65 or over and eligible for Old Age Assistance meet this requirement.

The Housing Authority has established a minimum residence requirement for general admission eligibility. However, the administrative requirement that applicants have resided in the City of Boston for at least three years has been waived for displaced families on an individual case basis.

It is the intention of the Housing Authority to continue to extend preferential consideration to displaced families in accordance with its legal and moral responsibilities.

The procedure of assigning a representative from the Housing Authority's tenant selection office, on an as needed basis, to your renewal site offices in order to facilitate the application process for displaced families will be continued.

Should you desire further information in this regard, please advise us.

Very truly yours,

WILLIS A. ADAMS
 WILLIS A. ADAMS
 WILLIS A. ADAMS

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-56

BINDER NO.

South End Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

RELOCATION REPORT:
PROPOSED INFORMATIONAL STATEMENTS FOR
ISSUANCE TO FAMILIES AND INDIVIDUALS

CODE NO. R-223 (3)

LETTER TO SOUTH END RESIDENTS IN PROPERTIES TO BE ACQUIRED

Dear South End Resident:

As you may know, you are living in one of the properties scheduled to be acquired in the South End Urban Renewal Area by the Boston Redevelopment Authority to carry out the Urban Renewal Plan for the area. The South End Renewal Area is bounded generally by the Central Artery on the east, the Ruggles Street alignment of the proposed Inner Belt on the south, the Back Bay line of the New Haven Railroad on the west, and the Massachusetts Turnpike on the north.

The renewal program is designed to strengthen the residential character of the area. The major emphasis will be upon rehabilitation of existing homes and construction of up to 3600 new moderate and low income apartments and homes. Part of the program will be the construction of new schools and recreation areas as well as many street improvements and other facilities.

An important part of any urban renewal project is assisting residents who must move, and making sure that they move into decent, safe, and sanitary housing. The Authority will maintain a trained staff of workers to help you prepare a rehousing plan and to refer other housing to you. A summary of relocation housing standards is enclosed for your information.

Our office also maintains lists of FHA and VA acquired properties as well as mortgage and financing information for those who may be

interested in purchasing homes. Displaced residents are eligible for special low down-payment, long-term FHA financing assistance. Displaced persons seeking public housing accommodations receive first priority among applicants.

The Authority extends certain types of financial assistance to displaced residents. You are eligible for reimbursement on your moving expenses and property losses, up to a maximum of \$200, depending upon the number of rooms of furniture which you must move. You may file for a payment from the fixed payments schedule or submit your moving bill. More detailed information can be obtained at the renewal office in the South End.

Relocation Adjustment Payments will also be available to certain families, and individuals 62 years of age and over. Eligible displaced residents who are unable to secure public housing may receive such payments depending upon their verified annual income and gross housing costs for one year. Your relocation worker will have further information and forms for you to fill out to determine your eligibility.

This letter does not require you to move. When the building in which you live is acquired, you will be notified by this office. You will not have to move before you have had an opportunity to find decent housing. A minimum advance notice of ninety days is required, and most families and individuals will have more time, as necessary.

If you begin to look for other housing in the meantime, please feel free to call on us. You may want to look for standard housing yourself. Since City agencies are carrying out a code enforcement program on substandard housing, and the Authority is required to report any substandard units which the land-lord will not repair, we urge you to consider only standard housing. If you encounter any other problems in obtaining housing, you should refer them to our office.

A relocation worker from our office will contact you some time in the future. Please feel free to visit us in the meantime. A site office has been established at: Boston.

The telephone number is: . The office will be open from 9-5, Monday through Friday. Members of the staff will also be available on certain evenings and some Saturdays to help families and individuals who cannot be contacted during regular office hours.

We can be of real help to you if we receive your cooperation. Seek assistance from the Authority, in order to get the most out of your move and to insure that it will be a good one.

Sincerely,

Site Office Manager

Enc: Summary of Housing Standards

SUMMARY OF HOUSING STANDARDS

1. The property in which you presently reside will be acquired by the Boston Redevelopment Authority according to law. After families have been relocated and the buildings demolished the land will be disposed to developers for re-use, according to the South End Urban Renewal Plan.
2. Families will not be required to move except on a temporary basis, before they have been given an opportunity to obtain decent, safe, and sanitary housing within their financial means, except for reasons listed below in the Authority's eviction policy.
3. All families are urged to visit the Relocation Office, cooperate with the relocation staff, may seek their own standard rehousing accommodations, and should notify the Relocation Office prior to the actual move.
4. Summary of Relocation Standards

Each dwelling unit must have:

- a) A kitchen sink which is in good working condition and properly connected to adequate water and sewer systems;
- b) Safe and adequate cooking facilities;
- c) A room which affords privacy to a person within it, and which contains a flush water closet and a lavatory basin in good working condition and properly connected to adequate water and sewer systems;
- d) A room which affords privacy to a person within it and which contains a bathtub or shower in good working condition and properly connected to adequate water and sewer systems;
- e) Adequate rubbish storage facilities and garbage disposal facilities;
- f) Adequate and properly connected water heating facilities;
- g) Every kitchen sink, lavatory basin and bathtub or shower shall be properly connected with both hot and cold water lines;

- h) Every habitable room shall have at least one window or skylight facing directly to the outdoors and which can easily be opened;
- i) Every bathroom and water closet shall be well lighted and ventilated or have an approved mechanical ventilation system

5. Eviction Policy

The Authority will make all possible efforts to avoid the eviction of any family from the project area. Eviction shall occur only against site families who:

- a) Are financially able to and refuse to pay use and occupancy charges to the Authority;
- b) Maintain a nuisance or use the premises for illegal purposes;
- c) Refuse without valid reason three or more referrals of suitable and approved accommodations;
- d) Are squatters in dwellings vacated by families who have been relocated;
- e) Refuse to admit a relocation interviewer.